

COUNCIL  
AGENDA

FEB 25, 1985

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, FEBRUARY 25, 1985, 7:30 PM

COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 1M2

Prepared by: Clerk's Department

COUNCIL MEMBERS ARE REQUESTED TO CONTACT THE APPROPRIATE DEPARTMENT HEADS  
PRIOR TO THE MEETING IF GREATER EXPLANATION OR DETAIL IS REQUIRED WITH REGARD  
TO ANY ITEM ON THE AGENDA.

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Mayor McCallion will welcome the following groups to this meeting:

127th Mississauga Girl Guides (Ward 2)  
128th Mississauga Girl Guides (Ward 2)

1. THE LORD'S PRAYER

2. MINUTES OF PREVIOUS COUNCIL MEETINGS

- (a) February 11, 1985
- (b) February 13, 1985
- (c) February 20, 1985

3. PROCLAMATIONS

A.04.01

- (a) Red Cross Month: March, 1985  
(Mr. Ron Searle will appear on behalf of the Canadian Red Cross - Mississauga Branch)
- (b) Junior Achievement Week in Mississauga: March 17 - 24, 1985

4. PRESENTATIONS

(a) FUNDS TO INTERIM PLACE

A.04.01

Her Honour Judge M. Nadkarni on behalf of the S.A.T.H.I.S. (South Asians to Help Interim Shelters) will present a cheque in the amount of \$1,600.00 to Mrs. Andree Yeo, President of the Board of Directors of Interim Place.

(b) AFRICAN RELIEF

A.03.07.14.01

The Mayor's Committee on African Relief has raised money to assist with the Ethiopian hunger relief through public donations. Mayor H. McCallion will present a cheque in the amount of \$17,000.00 on behalf of the citizens of Mississauga to the World Vision of Canada. William Dycke, Bev Lane, Aileen Kirkham and Cassandra Bruyns, will appear on behalf of The Mayor's Committee on African Relief with Messrs. Horace Schofield, Bernard Camper and Bob Fitzgibbon accepting the cheque on behalf of the World Vision of Canada.

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5. DEPUTATIONS

- (a) PRESALE OF HOMES - GREAT GULF T-83022  
Mr. B. Freeman on behalf of Great Gulf Homes and Dellbrook Homes will appear before Council to request permission to presell homes within proposed plan of subdivision T-83022 (west side of Winston Churchill Boulevard, north of Burnhamthorpe Road West).
- (b) SALES TRAILER - YORKWOOD HOMES T-83044  
L.01.06  
Mr. Myer Godfrey on behalf of Yorkwood Investments Limited, will appear before Council to request permission to locate a sales trailer on the south-east corner of Derry Road and Millcreek Drive for the purpose of offering for sale, homes to be built in the Markwood Subdivision at Gananoque Drive and Glen Erin Drive.
- (c) INTERNATIONAL YEAR OF YOUTH A.02.02.06  
Mrs. Helen Tucker, World Citizen No. 20727 and Elected World Parliamentarian/80, will appear before Council with respect to the United Nations International Year of Youth, 1985.  
See CORRESPONDENCE - INFORMATION ITEMS - I-1.

6. PUBLIC QUESTION PERIOD

7. CORRESPONDENCE

- (a) Information Items - I-1 to I-13.  
(b) Items Requiring Direction - C-1.

8. REPORTS FROM MUNICIPAL OFFICERS

- R-1 LIQUOR LICENCES A.02.03.06.01  
Report dated February 20, 1985, from T. L. Julian, City Clerk, detailing notices from the Liquor Licence Board of Ontario regarding applications for liquor licences, as follows:  
Applications Received  
Corkscrew Tavern, 100 City Centre Drive (Square One Shopping Concourse) (Ward 4)  
Patio (Dining Lounge)  
Richard's Prime Rib Restaurant, 3170 Erin Mills Parkway (Ward 8)  
Patio (Dining Lounge)  
To be received.

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8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

- R-2     BUILDING REPORT - January     L.01.02  
Building Report for the month of January, 1985, from A. Franks,  
Commissioner of Building.  
To be received.
- R-3     ACCOUNTS - December     J.07.03.01  
Report dated February 11, 1985, W. H. Munden, City Treasurer,  
recommending that the accounts paid by the City Treasurer for  
December, 1984, in the amount of \$64,765,654.09, be approved.  
Resolution available.
- R-4     REDUCE LETTER OF CREDIT - FIELDGATE     B.06.509.02  
Report dated February 8, 1985, from W. P. Taylor, Commissioner of  
Engineering & Works, recommending that the current Letter of  
Credit, valued at \$144,802.81, Fieldgate Homes, Plan 43M-509  
(south of Dundas Street West and west of Mavis Road), be reduced  
to \$61,290.50.  
Resolution available.
- R-5     REDUCE LETTER OF CREDIT - PRIMATE     B.06.511.02  
Report dated February 13, 1985, from W. P. Taylor, Commissioner  
of Engineering & Works, recommending that the current Letter of  
Credit, valued at \$200,193.65, Primate Investments Ltd., Plan  
43M-511 (north of Rathburn Road East and west of Dixie Road), be  
reduced to \$42,487.66.  
Resolution available.
- R-6     REDUCE LETTER OF CREDIT - PRAEMIUM/REDISON     T-82040  
Report dated February 7, 1985, from W. P. Taylor, Commissioner of  
Engineering & Works, recommending that a Letter of Credit in the  
amount of \$71,904.88, be accepted to secure the works in the  
proposed Servicing Agreement for Praemium Investments Ltd. and  
Redison Investments Ltd. Subdivision T-82040 (west of Folkway  
Drive and east of Wheelwright Crescent).  
Resolution available.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

- R-7      REDUCTION OF SECURITIES - P.C.C. 244      B.05.244.02
- Report dated February 11, 1985, from I. W. Scott, Commissioner of Recreation & Parks, recommending that the Letter of Credit in the amount of \$25,000.00, Peel Condominium Corporation No. 244 (Phi International Incorporated) located at the northwest corner of North Service Road, be reduced to \$15,000.00.
- Resolution available.
- R-8      TENDER TMT-3-1985 - SECURITY GUARDS      K.14.01
- Report dated February 18, 1985, from W. H. Munden, City Treasurer, recommending that Tender TMT-3-1985 for the supply of full time security guard services be awarded to Burns International Security Services Limited in the amount of \$47,483.52, being the lowest tender received.
- Resolution available.
- R-9      TRANSIT UNION CONTRACT      H.02.04
- Report dated February 6, 1985, from E. J. Dowling, General Manager of Mississauga Transit, recommending that the Union Contract between the City and the Amalgamated Transit Union, Local 1572 be approved and a by-law be passed to authorize execution of the contract.
- Resolution/By-law available.
- R-10      OMB HEARING - HELEN CREWE      B.07.84157
- Report dated February 15, 1985, from L. W. Stewart, City Solicitor, recommending that the report dated February 15, 1985 from the City Solicitor with respect to the hearing before the Ontario Municipal Board on February 13, 1985, of the appeal by Helen Crewe, 548 Meadowood Road, from a decision of the Land Division Committee File B-157/84-M, be received.
- To be received.
- R-11      LLB HEARING - AIRPORT RESTAURANT      A.02.03.06.01
- Report dated February 15, 1985, from L. W. Stewart, City Solicitor, recommending that the report dated February 15, 1985 from the City Solicitor, with respect to the hearing of the Liquor Licence Board on February 14, 1985, on a proposal not to issue an entertainment lounge licence to 515088 Ontario Limited, carrying on business as Airport Restaurant, be received..
- To be received.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-12 PUBLIC MEETING - JOHN ANDERSON'S A.02.03.06.01

Report dated February 15, 1985, from L. W. Stewart, City Solicitor, recommending that the report dated February 15, 1985, from the City Solicitor, with respect to the public meeting of February 18, 1985 concerning John Anderson's Charcoal Broiled Hamburgers Restaurant, 1069 Dundas Street West, be received..

To be received.

R-13 PRESERVICING - LISGAR T-83036

Report dated February 20, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Cinderhill Investments Limited and Archway Builders Limited, proposed Plan of Subdivision T-83036, (west side of Tenth Line West, between Aquitaine Avenue and Battleford Road) be permitted to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works.

Resolution available.

R-14 SALE OF LAND B.03.84051

Report dated February 20, 1985, from T. L. Julian, City Clerk, recommending that a by-law be passed authorizing execution of an Agreement of Purchase and Sale, dated February 4, 1985, with 310373 Ontario Limited for the lands described as Part of Lot 1, Plan E-19 and Part of Lot 20, Plan TOR-12 and any related documents (in the north-west quadrant of Shepard Avenue and King Street).

Resolution/By-law available.

9. MOVE INTO COMMITTEE OF THE WHOLE

10. CONSIDERATION OF COMMITTEE REPORTS

- (a) General Committee - February 13, 1985
- (b) General Committee - February 20, 1985

11. COMMITTEE TO RISE

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12. UNFINISHED BUSINESS

UB-1 AGREEMENT - HAMILTON/UNITED LANDS

B.07.84025  
B.07.84111  
B.07.48201

Council, at its meeting on February 11, 1985, deferred consideration of the following at the request of the Ward Councillor and the Commissioner of Engineering and Works:

A by-law to authorize execution of two Common Ownership Agreements with Mary Elizabeth Hamilton and United Lands Corporation Limited for consent to sever Parts of Lot 22, Conc. 2, S.D.S. (Part 2 on Plan 43R-11364 and Block 74 on Plan 43M-452) (on the north side of Lakeshore Road West in the vicinity of Maramis Court).

UB-2 H.J.S. REALTY

OZ-9-84

Council, at its special meeting on February 20, 1985, deferred consideration of the following at the request of the Ward Councillor:

- (a) A by-law to authorize execution of a Financial Agreement with H.J.S. Realty Investments Incorporated in accordance with rezoning application OZ-9-84 (on the south-west corner of Lakeshore Road West and Meadowood Road).
- (b) A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ-9-84 (H.J.S. Realty Investments Incorporated) (on the south-west corner of Lakeshore Road West and Meadowood Road).

UB-3 WEST COOKSVILLE SECONDARY PLAN

OPA 61, OPA 3

General Committee at its meeting on February 20, 1985 deferred the following to this meeting of Council without recommendation:

That the designation "Land Use To Be Determined" pertaining to Special Area 5 in the West Cooksville Secondary Plan be replaced by the following:

SITE 5

The lands identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context of the following:

- a. a development plan for the area bounded by Carlane Place, Louis Drive, Mavis Road and Queensway West satisfactory to the City;
- b. Residential Low Density II will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;

12. UNFINISHED BUSINESS CONTINUED

- c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10,000 sq. ft.), unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19,400 sq. ft.) Gross Leasable Area is demonstrated to City Council through reports on the size and type of each use proposed for the Centre. No food store shall exceed 930 m<sup>2</sup> (10,000 sq. ft.);
- d. the preferred location of the Convenience Centre is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West.

Note: Council on February 11, 1985, deferred the abovementioned Recommendation of General Committee (181-85) to the General Committee meeting on February 20, 1985 for further deliberation.

13. PETITIONS

P-1 BERM - PARKERHILL ROAD

T-78074

Petition dated October 13, 1984, from residents on Parkerhill Road, objecting to the berm of earth which has been built along the north side of the C.P.R. tracks at the north end of Parkerhill Road and requesting that a protective barrier be built along the south side of the C.P.R. tracks to "protect the residents from noise and dust pollution".

This matter has been referred to the Commissioner of Planning for a report to General Committee. (Request for Report 46-85)

14. MOTIONS

- (a) To adopt the General Committee Reports.
- (b) To apply to the OMB for approval of By-law 22-85 to amend Zoning By-law 5500, as amended, with respect to parts of Tecumseh Park (south of Indian Road, west of Woodeden Drive).
- (c) To approve the accounts paid by the City Treasurer for December, 1984, in the amount of \$64,765,654.09, be approved. (See REPORTS FROM MUNICIPAL OFFICERS - R-3).
- (d) To reduce the current Letter of Credit, valued at \$144,802.81, Fieldgate Homes, Plan 43M-509 (south of Dundas Street West and west of Mavis Road), \$61,290.50. (See REPORTS FROM MUNICIPAL OFFICERS - R-4).
- (e) To reduce the current Letter of Credit, valued at \$200,193.65, Primate Investments Ltd., Plan 43M-511 (north of Rathburn Road East and west of Dixie Road), to \$42,487.66. (See REPORTS FROM MUNICIPAL OFFICERS - R-5).
- (f) To accept a Letter of Credit in the amount of \$71,904.88, to secure the works in the proposed Servicing Agreement for Praemium Investments Ltd. and Redison Investments Ltd. Subdivision T-82040 (west of Folkway Drive and east of Wheelwright Crescent). (See REPORTS FROM MUNICIPAL OFFICERS - R-6).

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14. MOTIONS CONTINUED

- (g) To reduce the Letter of Credit in the amount of \$25,000.00, Peel Condominium Corporation No. 244 (Phi International Incorporated) located at the northwest corner of North Service Road, to \$15,000.00. (See REPORTS FROM MUNICIPAL OFFICERS - R-7).
- (h) To award Tender TMT-3-1985 for the supply of full time security guard services to Burns International Security Services Limited in the amount of \$47,483.52, being the lowest tender received. (See REPORTS FROM MUNICIPAL OFFICERS - R-8).
- (i) To approve the Union Contract between the City and the Amalgamated Transit Union, Local 1572. (See REPORTS FROM MUNICIPAL OFFICERS - R-9, BY-LAWS - 143-85).
- (j) To permit Cinderhill Investments Limited and Archway Builders Limited to commence with the construction of underground services for proposed plan of subdivision T-83036 (west side of Tenth Line West, between Aquitaine Avenue and Battleford Road). (See REPORTS FROM MUNICIPAL OFFICERS - R-13.)
- (k) To pass a by-law authorizing execution of an Agreement of Purchase and Sale with 310373 Ontario Limited for the lands described as Part of Lot 1, Plan E-19 and Part of Lot 20, Plan TOR-12 and any related documents (in the north-west quadrant of Shepard Avenue and King Street). (See REPORTS FROM MUNICIPAL OFFICERS - R-14, BY-LAWS - 144-85).

15. BY-LAWS

- 118-85 A by-law to amend By-law 1-83, as amended, to appoint Parking Control Officers.

L.07.02.02

- 119-85 A by-law to authorize execution of a Site Development Plan Agreement with George Wimpey Canada Limited, Sorrento Developments (Mississauga) Limited and Dixon Van Lines Limited with respect industrial development on lands being composed of Part of Lots 31 and 32, Plan M-240 (Parts 1-15, 17 and 18, Plan 43R-9870) (830 Britannia Road East).

C.01.03  
CL-ST

- 120-85 A by-law to authorize execution of a Site Development Plan Agreement with Yorkstar Developments Inc. and Yorkstar Developments Inc. with respect to commercial development on lands being composed of Block A, Plan 915 (3405 Glen Erin Drive).

C.01.03  
CL-ST

15. BY-LAWS CONTINUED

- 121-85 A by-law to authorize execution of a Site Development Plan Agreement with 574494 Ontario Limited with respect to commercial development on lands being composed of Part of Lot 20, Plan 927 (Part 2, Plan 43R-6132) (2420 Surveyor Road).

C.01.03  
CL-ST

- 122-85 A by-law to authorize execution of a Site Development Plan Agreement with Renato Gottardo, 433128 Ontario Limited and Gottardo Properties Limited, carrying on business and partnership as Gottardo Properties with respect to industrial development on lands being composed of Block 34, Plan 43M-449 (896 Meyerside Drive).

C.01.03  
CL-ST

- 123-85 A by-law to authorize execution of a Site Development Plan Agreement with Renato Gottardo, 433128 Ontario Limited and Gottardo Properties Limited, carrying on business and partnership as Gottardo Properties with respect to industrial development on lands being composed of Part of Block 28 and Block 29, Plan 43M-499 (6105 Kestrel Road).

C.01.03  
CL-ST

- 124-85 A by-law to authorize execution of a Servicing Agreement and Servicing Notice Agreement with Joe Jereb Construction Limited with respect to Land Division Committee Applications B-86 to 91/84-M (Part of Lot 5, Conc. 1 S.D.S.) (east of Dixie Road, south of Venta Avenue).

B.07.84086

- 125-85 A by-law to authorize execution of a Common Ownership Agreement with Silverstar Homes Inc. in accordance with the Land Division Committee File B-151/84-M (Part of Lot 166, Plan 43M-445 (Part 1, Plan 43R-11920) and the whole of Lot 165, Plan 43M-445) (Vista Drive).

B.07.84151  
LE-NR

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15. BY-LAWS CONTINUED

- 126-85 A by-law to authorize execution of a Road Construction Agreement with Guiseppe Giacco, Antonio Trichilio and Angelina Shelton in accordance with the Land Division Committee Files B-26 and 27/83-M with respect to construction of the road along the flankage of lands (Part of Lot 2, Conc. 4 W.H.S.) (Part 1, Plan 43R-12087) (Carrington Road).

B.07.83026  
LE-R:?

- 127-85 A by-law to authorize execution of a Purchasers Warning Agreement with Markborough Properties Limited in accordance with Land Division Committee Files B-74 and 75/84-M, with respect to warning prospective purchasers of an adjacent future walkway (Part of Lot 6A, Plan M-20) (Part 1, Plan 43R-11574) (on the north side of Estoril Road, west of Montevideo Road).

B.07.01  
LE-NR

- 128-85 A by-law to establish Part of Block B, Plan 746 (Part 1, Plan 43R-11523) (1 ft. reserve) as part of Venta Avenue, in accordance with Land Division Committee Files B 86/84-M to 91/84-M.

F.03.03

- 129-85 A by-law to establish Part of Lot 23, Conc. 2, N.D.S. (Part 11, Plan 43R-7868 and Block 45, Plan M-392) as part of Beacon Lane, in accordance with conditions set out by the Land Division Committee.

OZ-15-82

- 130-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ-24-80, Paracon Creditview Incorporated (north-west quadrant of Britannia Road West and Creditview Road).

OZ-24-80

15. BY-LAWS CONTINUED

- 131-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ-25-81, Erin Mills Development Corporation (north side of Dundas Street West between Winston Churchill Boulevard and Highway 403-Q.E.W. Link).

OZ-25-81

Note: This by-law includes some minor changes from the rezoning approval adopted by Council on February 27, 1984. The hydro substation site originally intended to be located on the west side of Ridgeway Drive has been relocated to the west side of Winston Churchill Boulevard with approval of Hydro Mississauga. Through the processing of the final plan the land requirements for stormwater management purposes has been enlarged. The alignment of Dunwin Drive, now named Laird Drive, has been relocated northerly to avoid aligning it on the Audette property, being 3098 Winston Churchill Blvd.

- 132-85 A by-law to authorize execution of a Grant of Easement to the Regional Municipality of Peel through that Part of Block P, Plan 915, (Part 1, Plan 43R-12121) (Richard's Restaurant, 3170 Erin Mills Parkway). (General Committee Recommendation 1705-84 (December 10, 1984).

E.02.05.08.01  
LE-NR

- 133-85 A by-law to authorize the stopping up of that part of Rathburn Road West, west of Creditview Road (Part 1, Plan 43R-10424, Lot 7, Range 4, N.D.S.) (Part of Block 143 and Part of Block 171, Plan M-317) (General Committee Recommendation 104-85 (January 28, 1985).

OZ/46/80

- 134-85 A by-law to authorize execution of an Offer to Purchase with 541861 Ontario Limited (Dixie Bell Plaza) and related documents for Part of Block B, Plan 611 (east side of Constitution Boulevard and north of Dundas Street East). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 228-85.)

E.01.01  
CL-R-CL

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15. BY-LAWS CONTINUED

- 135-85 A by-law to authorize commencement of legal action with respect to outstanding business tax arrears against Dymatic Inc., Rich Robinson (United Business Products), Grandhard Manufacturing Limited, Akbarali Moorani (Pure Foods Products), Antal Eisenbacher (Hedrich Furniture Design and Manufacturing), Henry Kerreman (Streetsville Optical) and Culross Products Limited. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 229-85.)

J.06.02.01

- 136-85 A by-law to establish Edenwood Drive, Farmstead Lane, Keynes Crescent, Kilbride Court, Kilbride Crescent, Kindree Circle and Miller's Grove and the street widenings, namely Block 211 (Tenth Line) and Block 212 (Winston Churchill Boulevard) as part of the municipal highway system pursuant to the assumption of municipal works in Plan M-382, Cadillac Fairview Corporation Limited (north of Britannia Road West and west of Winston Churchill Boulevard). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 235-85.)

B.06.382.02

- 137-85 A by-law to establish Chippewa Trail, Fleet Street, Geran Crescent and Kawartha Crescent; and the street widenings namely Block E (Mississauga Road) and Block F (North Sheridan Way) as part of the municipal highway system pursuant to the assumption of municipal works in Plan M-25, Geran Holdings (Peel) Limited (north of North Sheridan Way and east of Erin Mills Parkway). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 236-85.)

B.06.025.02

- 138-85 A by-law to establish a scale of costs under The Municipal Tax Sales Act, 1984. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 253-85.)

J.06.02.01

- 139-85 A by-law to authorize execution of an Agreement with Qazi Construction Limited with respect to the future extension of Symphony Court (formerly Smeena Court) across Block 43, Plan 43M-437, Pinemeadows Estates Subdivision Phase II (north of Barbertain Road and east of Mississauga Road). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 260-85.)

B.06.437.02  
LE-NR

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15. BY-LAWS CONTINUED

- 140-85 A by-law to amend Traffic By-law 444-79, as amended, to amend the Load Restriction Schedule for 1985 which are in effect during the months of March/April, 1985. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 264-85.)

F.06.04.09

- 141-85 A by-law to authorize execution of an Offer to Purchase and related documents with Yvonne Therese Fernandes for Part of Block A, Plan 532 (Parts 3 and 5, Plan 43R-3181) (Melton Drive). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 270-85.)

E.02.02.10  
CL-R-CL

- 142-85 A by-law to amend Traffic By-law 444-79, as amended, for the installation of all-way stops at the intersection of Rathburn Road West and Deer Run. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 268-85.)

F.06.04.05

- 143-85 A by-law to authorize execution of a Union Contract between the City and the Amalgamated Transit Union, Local 1572. (See REPORTS FROM MUNICIPAL OFFICERS - R-9, MOTIONS - (i).

H.02.04  
TR-853006:R

- 144-85 A by-law to authorize execution of an Agreement of Purchase and Sale with 310373 Ontario Limited for the lands described as Part of Lot 1, Plan E-19 and Part of Lot 20, Plan TOR-12 and any related documents (in the north-west quadrant of Shepard Avenue and King Street). (See REPORTS FROM MUNICIPAL OFFICERS - R-14, MOTIONS - (k).

B.03.84051  
CL-R-CL

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16. OTHER BUSINESS

17. NEW BUSINESS

18. ENQUIRIES

19. NOTICES OF MOTION

20. IN CAMERA

21. ADJOURNMENT

ADDITIONAL AGENDA FOR THE COUNCIL MEETING ON FEBRUARY 25, 1985

7. ADDITIONAL CORRESPONDENCE

- (a) Information Items - I-14, I-15.
- (b) Items Requiring Direction - C-2.

8. ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS

R-15 TAXICAB OWNER'S LICENCES

L.08.01

Report dated February 18, 1985, from Councillors S. Mahoney and D. Culham, Taxicab License Screening Committee, recommending:

- (a) That new Taxicab Owner's Licences, one (1) per applicant, be issued to the following three applicants on the Priority List - Samuel Shessel (Applicant #2), Elwood Patton (Applicant #3) and George Minarik (Applicant #5);
- (b) That the following two applicants on the Priority List, Derek Bush (Applicant #1) and Rashad Saleh (Applicant #4), be referred to the Licence Appeal Committee for a hearing.

Resolution available.

R-16 INTERIM CONTROL BY-LAW 100-84

OPA 1  
B/L100-84

Report dated February 21, 1985, from L. W. Stewart, City Solicitor, with respect to the Ontario Municipal Board Hearing, February 19, 1985 - Partial Referral of Official Plan Amendment No. 1 and Interim Control By-law 100-84 as requested by Calmist Holdings Limited.

To be received.

R-17 PCBs

A.02.03.04

Report dated February 25, 1985, from L. W. Stewart, City Solicitor, recommending:

- (a) That the document entitled "Submission by the Corporation of the City of Mississauga to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities" dated February 25, 1985 be adopted as the position of the Council of The Corporation of The City of Mississauga;
- (b) That the said document be presented to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities.

Resolution available.

14. ADDITIONAL MOTIONS

- (1) To issue new Taxicab Owner's Licences, one (1) per applicant to Samuel Shessel (Applicant #2), Elwood Patton (Applicant #3) and George Minarik (Applicant #5) and refer Derek Bush (Applicant #1) and Rashad Saleh (Applicant #4) to the Licence Appeal Committee for a hearing. (See REPORTS FROM MUNICIPAL OFFICERS - R-15).
- (m) To adopt the document entitled "Submission by the Corporation of the City of Mississauga to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities" and present such document to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities. (See REPORTS FROM MUNICIPAL OFFICERS - R-17).

15. ADDITIONAL BY-LAWS

THE FOLLOWING BY-LAW IS INCLUDED AT THE REQUEST OF THE CITY MANAGER:

- 145-85 A by-law pursuant to Paragraph 98 of Section 210 of the Municipal Act, R.S.O. 1980 c. 302 for establishing, maintaining and operating a public bus transportation system within the City of Mississauga and within parts of the City of Etobicoke.

D.05.01

re: Dep. (a)

COUNCIL

DEPUTATION SUMMARY SHEET

COUNCIL

COUNCIL DATE	February 25, 1985	
DEPUTATION BY:	Mr. B. Freeman, V-P, Marketing	
REPRESENTING:	Great Gulf Homes and Dellbrook Homes	
REGARDING:	Permission to presell homes - proposed plan of subdivision - T-83022 (OZ/31/83) (located on the west side of Winston Churchill Blvd., north of Burnhamthorpe Road West).	
FORWARDED TO:	E.M. Halliday	DATE: Feb. 21/85
		DATE:
		DATE:
COMMENTS:	<p><u>This proposed subdivision faces a few unsolved obstacles at the present time.</u></p> <p>1. An objection to the by-law has been filed and so the by-law has been referred to the O.M.B.</p> <p>2. Staff is asking for some changes to the plan (both Engineering and Planning)</p> <p>3. A noise report which is yet outstanding may bring about changes to the plan.</p> <p>For these reasons, staff does not feel that the proposed subdivision meets the guidelines set down by Council for approval of pre-selling of homes which requires, amongst other criteria, that the plan be within 90 days of registration.</p>	
RECOMMENDATION:	<p>That the request of Great Gulf Homes and Dellbrook Homes to pre-sell homes and locate sales trailers in the proposed plan of subdivision T-83022 (OZ/31/83) be denied, and that they be advised to reapply for such permission when the proposed plan of subdivision complies with all of the City's requirements.</p> <p><i>E.M. Halliday</i></p> <p>E. M. Halliday,</p> <p>City Manager.</p>	

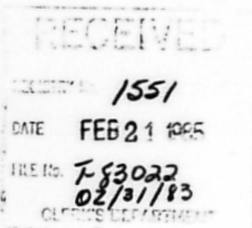


Greater Gulf Developments Limited  
Great Gulf Homes  
Suite 10, 401 Champagne Drive  
Downsview, Ontario M3J 2C6  
Telephone 630-4173

February 20, 1985

The City of Mississauga  
1 City Centre Drive  
2nd Floor  
MISSISSAUGA, Ontario

Attention: Mr. T. L. Julian  
City Clerk



Dear Sirs:

Re: Draft Plan of Subdivision - Proposed  
Subdivision, Part of Lots 5, 7 and 8  
Registrar's Compiled Plan 1542 - City  
of Mississauga -- 21T-83022M  
02/31/83

Please be advised that I request to make a deputation before Council on behalf of Great Gulf Homes and Dellbrook Homes on Monday, February 25th, 1985, for the purpose of requesting permission to pre-sell homes on residential building lots contained in the above-mentioned draft plan of subdivision.

The temporary sales office for Great Gulf Homes will be located on the North side of Unity Drive West of Winston Churchill Boulevard, and the temporary sales office for Dellbrook Homes will be located at the South East corner of Unity Drive and Loyalist Drive.

Yours truly,

GREAT GULF HOMES

B. Freeman  
Vice President, Marketing

BF/PJT



Greater Gulf Developments Limited  
Great Gulf Homes  
Suite 10, 401 Champagne Drive  
Downsview, Ontario M3J 2C6  
Telephone 630-4173

February 20, 1985

The City of Mississauga  
1 City Centre Drive  
2nd Floor  
MISSISSAUGA, Ontario

Attention: Mr. T. L. Julian  
City Clerk

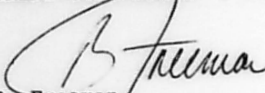
Dear Sirs:

Re: Draft Plan of Subdivision - Proposed  
Subdivision, Part of Lots 5, 7, and 8  
Registrar's Compiled Plan 1542 - City  
of Mississauga -- 21T-83022M  
02/31/83

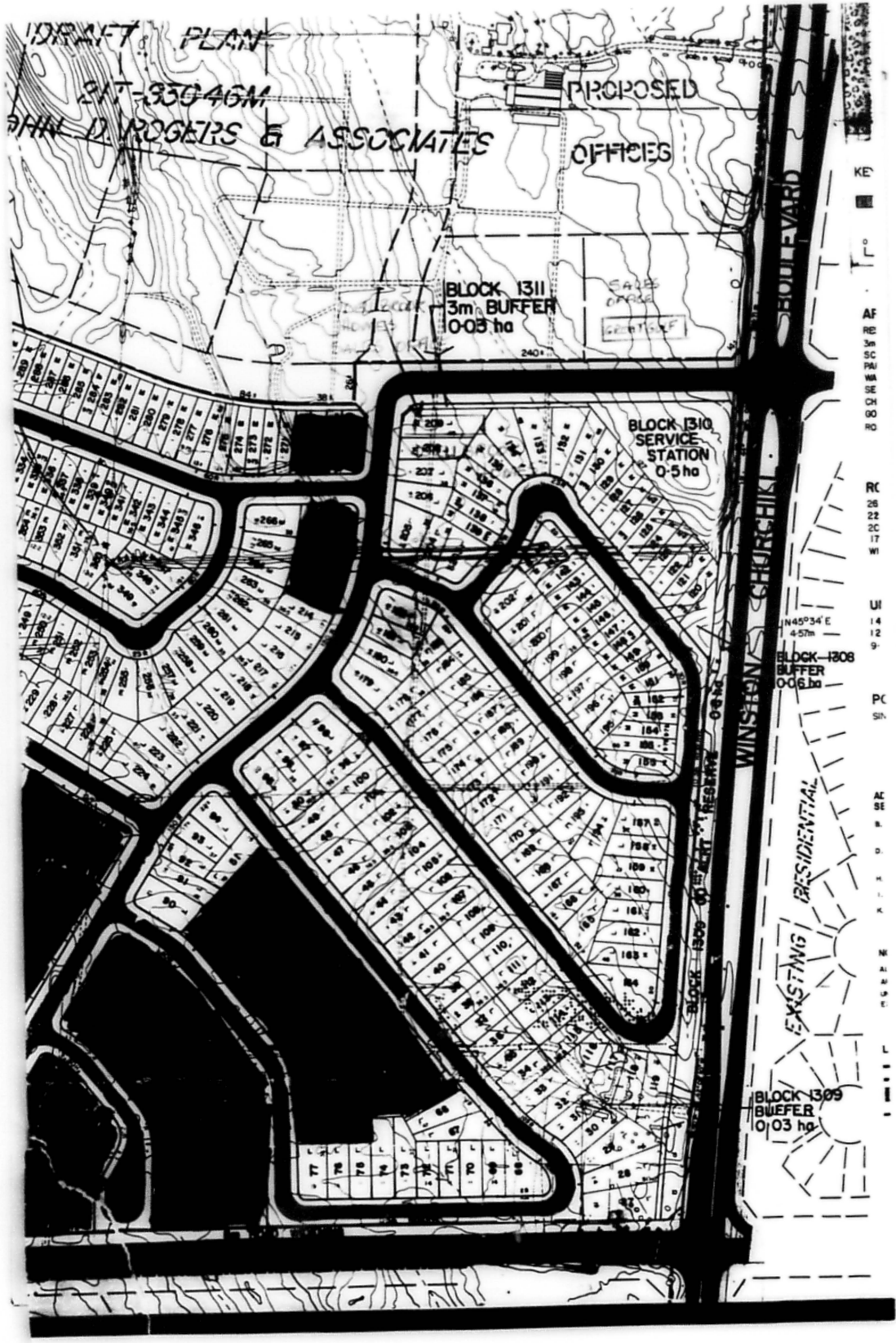
For your information, enclosed please find a sketch  
showing the location of the sales office for Dellbrook  
Homes and Great Gulf Homes subject to Municipal  
approval.

Yours truly,

GREAT GULF HOMES

  
B. Freeman  
Vice President, Marketing

BF/PJT

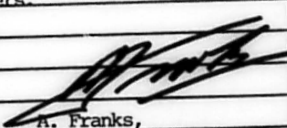


re: Dep. (h)

COUNCIL

DEPUTATION SUMMARY SHEET

COUNCIL

COUNCIL DATE	February 25, 1985	
DEPUTATION BY:	Myer Godfrey	
REPRESENTING:	Yorkwood Investments Limited	
REGARDING:	Permission to locate a sales trailer offsite on the south-east corner of Derry Road and Millcreek Drive for the purpose of selling homes to the public to be built in the Markwood Subdivision, T-83044, located on the south-east corner of Gananoque Dr. and Glen Erin Drive.	
FORWARDED TO:	A. Franks	DATE: Feb. 21/85
		DATE:
		DATE:
COMMENTS:	<p>February 21, 1985.</p> <p>This request would normally be considered under the guidelines for selling homes prior to plan registration. It is our understanding that proposed Plan T-83044 has now been registered as Number 43M-588.</p> <p>Due to plan registration, permission to sell homes is contingent upon Council's approval that the sales trailer be permitted to be located off site.</p> <p>The Building Department has no objection to the proposed location of this sales trailer, subject to the applicant company agreeing to comply with the established Guidelines for Temporary Real Estate Sales Trailers.</p>	
		
	A. Franks,	
	Commissioner of Building	



## There is no way to peace... peace is the way

C. A. DATE

FEB 25 1985

1431

FEB 18 1985

Presentation to Mississauga City Council - Feb. 25, 1985

02-0206

by

HELEN TUCKER, World Citizen No. 20727 and Elected World Parliamentarian '80

In this United Nations International Year of Youth, 1985, it seems to me to be important to refresh our memories about the United Nations and the prospects of a future for our Youth in Peel region, and indeed in the world, for the rest of this century.

First, I would refer you to the first annual report of the U.N. Association in Peel; and also to the second annual report of the president - the same Helen Tucker who stands before you today, and still with the same determination that Peace is possible and we shall survive on planet Earth. I'm sure God is willing if only we determine that we are able. I recommend the following procedures:  
Support the Rainbow project "Building the Caring Community for the New Age Child, 1979-2000."

This project includes the Rainbow Peace Park. - This is a "Heritage" program which is presently in plan under the Recreation and Parks Dept. I hope I am considered one of the consultants. My hope is that the land and site will be dedicated in 1985, in recognition of our "Treaty of Peace, Friendship and Cooperation", 1979, with the Indians of the Mississauga New Credit Reserve. This was signed by school children, Chief Fred King, Mayor Hazel McCallion and myself. The Rainbow Peace Park might well be designated as "World Territory" and a "World Citizens Centre". This would be especially appropriate since Mississauga is a mundialized municipality, or world city (1980).

Further, Since Mississauga is a mundialized city, it would be appropriate that the United Nations flag have a flag-staff and be flown at the new City Hall, at the same level as the flag of Canada. Our Youth should be encouraged to think of themselves as citizens of the world. They should also know that they can be registered voters in world elections, and become world parliamentarians as I was elected in 1980. As the Youth of the world become aware that this democratic process is open to them now, they will take a new determination to "create peace" by the ballot box, not by the bomb and the gun.

Also, Since the World Citizens Assembly, founded in 1975, in San Francisco, where the United Nations was founded in 1945, with the Declaration of Interdependence, I would like to propose that the new City Hall dedicate a room or Hall to Youth, using the "Declaration of Interdependence" as a symbol of their world citizenship.

INTERNATIONAL REGISTRY OF WORLD CITIZENS

Centre • HELEN TUCKER, World Citizen No. 20727 • Telephone (416) 278-2679  
1524 Douglas Drive, Mississauga, Ontario, Canada L5G 2W8

! TO BE RECEIVED !

Mrs. Helen Tucker  
World Citizens Centre  
Helen Tucker, Director  
1524 Douglas Dr., L5G 2W8  
Mississauga, Ont., Canada

I-1-a

THE EXPERIMENT IN INTERNATIONAL LIVING OF CANADA  
EXPERIENCE DE VIE INTERNATIONALE DU CANADA



" WORLD COMMUNITY "

A LEADERS' TRAINING PROGRAMME OF THE EXPERIMENT IN INTERNATIONAL LIVING

In July, 1974 THE EXPERIMENT of Canada launched a pilot project which ventured a new kind of homestay family in a camp situation. The project was called "World Community" and ran for two weeks on Grindstone Island in Big Rideau Lake, Portland, Ontario, Canada. The object was a learning-teaching experience as an extended family group.

The project will be repeated this year, July 5-18, 1975, but will be structured as a leaders' training camp for thirty persons from eighteen years of age, an inter-generational group of different races and cultural backgrounds, living together on a 12-acre island, simulating a small world community. The only means of communication with the mainland is an island-to-shore radio and a water taxi. Although there is a small staff, some kitchen duties will be shared.

As last year, the learning methods are essentially those of Dr. Donald Watt, founder of The Experiment in International Living in 1932, who maintained that "people learn to live together by living together". Resource persons and resource materials are contributed chiefly by the Canadian Peace Research Institute and its associates. The director of the project is Helen Tucker, President of The Experiment in Canada, who is a specialist in Speech Communications at the University of Toronto. She will act as a facilitator in seminars and group inter-actions and development. However, the group will determine its own form of community development and inter-personal relationships.

The content of the programme could be summarized as an exploration in "peace and attitudinal change". Some specific objectives are:

- 1) To strengthen and foster personal relationships that are genuinely international and cross-cultural;
- 2) To create an atmosphere of a social community requiring collective decision-making for group and program activities;
- 3) To better understand speech and language in communication;
- 4) To encounter cultural differences in an intimate situation;
- 5) To develop creative and open ways of dealing with conflict;
- 6) To provide an opportunity for understanding oneself and one's own values and also the value systems of others;
- 7) To learn researched information about the predictability of war and peace;
- 8) To define and articulate one's knowledge and experience so as to share both with others;
- 9) To increase understanding of relating to others as a member of a group;
- 10) To fortify and motivate oneself to become involved in the global community.

APPLICATION: Name (please PRINT) - \_\_\_\_\_

Address - \_\_\_\_\_

(Tel) \_\_\_\_\_

Languages spoken - \_\_\_\_\_

Age: 18--; 19--; 20's--; 30's--; 40's--

(over) \_\_\_\_\_

WRITE: HELEN TUCKER, 1524 Douglas Dr., Mississauga, Ont., Canada L5G 2W8

CONSULTATIVE MEMBER OF UNESCO

MEMBRE CONSULTATIF DE L'UNESCO

Phone: (416) 278-2679

I-1-h

# Declaration of Interdependence

**WE THE UNITED PEOPLE OF THE WORLD DETERMINED:**

- To save succeeding generations from the scourge of war...
- To insure fundamental human rights...
- To unite our strength to guarantee world peace...
- To promote social progress, better standards of life, and freedom...
- To live together in peace as good neighbors... (U.N. Charter preamble)

**WE THE UNITED PEOPLE OF THE WORLD** are aware that we are entering upon a new era in the evolution of mankind. Out of a deep respect for the dignity, freedom, and interdependence of all mankind, we reaffirm the truths that differences of race, color, sex, age, religious and political beliefs are natural; that diverse groups, institutions, and ideas are stimulating elements for the creative development of humankind; and that to generate unity in diversity is the responsibility and challenge before men and women throughout the world.

**WE THE UNITED PEOPLE OF THE WORLD** urge all to join in cooperative action

- To advance human fellowship through mutual trust, understanding and harmony
- To champion the uniqueness of the person, human dignity, and universal rights
- To strive together to discourage hostility, exclusiveness, and aggressiveness
- To foster an enlightening synthesis through education, planning, human endeavor, and service
- To build with joy a world civilization based on freedom, justice, and peace founded on reverence for life
- To insure that all factors of humankind and nature are returned to balance for the health, welfare, good, and happiness of all
- To provide present and future generations with the opportunity for maximum realization of their potential

**WE THE UNITED PEOPLE OF THE WORLD**, recognizing our common sacred origin, facing a world in crisis, to ensure our survival and fulfillment **HAVE RESOLVED TO COMBINE OUR EFFORTS**, form a movement to unite the people of the world, elect delegates to a world assembly, and establish world institutions that give the people of the world control of their own destiny.

Please send application form for registration as a World Citizen @ \$10.00. \_\_\_\_\_

Signed (Print) Ms., Mr., Mrs. \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Tel \_\_\_\_\_

Zip Code \_\_\_\_\_

Date \_\_\_\_\_

Return to...

World Citizens Centre  
Helen Tucker, Director  
1834 Douglas Dr. L5G 2W8  
Mississauga, Ont., Canada

(416) 278-2679

I-1-a

## OFFICERS

PRESIDENT  
MRS. W. D. TUCKER  
VICE-PRESIDENT  
MR. RUSSELL MCNEILL  
SECRETARY  
MRS. PAUL SMITH  
TREASURER  
MR. D. J. TAMBLYN  
UNICEF CHAIRMAN  
MRS. KATE AITKEN  
UNESCO CHAIRMAN  
MRS. JACK NOUCK  
WORLD REFUGEE YEAR CHAIRMAN  
MRS. J. A. TURNER



P.O. BOX 303

UNITED NATIONS  
ASSOCIATION IN CANADA  
Peel County Branch

PATRON - THE HON. J. KEILLER MACKAY  
LIEUTENANT-GOVERNOR OF ONTARIO  
HON. PRES. - JOHN PALLET, M.P.

PORT CREDIT, ONTARIO

TEL: CR 8 - 2258

## EXECUTIVE MEMBERS

MR. W. G. CHAPIN  
MRS. C. A. CHINN  
MRS. MORLEY FUNSTON  
MR. GARTH GOODHUE  
MRS. GEORGE IKESON  
MR. A. M. KOMORSKY  
MR. RORY O'DONAL

## PRESIDENT'S REPORT --- ANNUAL MEETING --- MAY 12, 1960

This is the <sup>second</sup> Annual Meeting of the Peel County Branch of the United Nations Association in Canada, and whereas last year my report expressed thankfulness for survival, this year I think we can all rejoice that basic activities have established firm roots for the growth of United Nations interests in this county. These have included the project of welcoming new citizens during the month of October, in cooperation with the Business and Professional Women's Club of Brampton, thereby initiating what we hope will be a regular activity in the county; a greatly enlarged UNICEF program; the second Conference for Secondary School students - this year on Africa; and an extremely vigorous and persistent, even dogged, campaign for World Refugee Year. You will hear short reports from these most praise-worthy committees in a few moments, but I do want the chairmen - Mrs. Houck, Mrs. Black, Mrs. Chinn; Mrs. Aitken and Mrs. Ikeson; Miss Martineau and Mr. Humphreys and Mr. Jeffries; and Mrs. Turner and Mr. Hughes - to know that I think it is such thorough efforts as they and their committees have made that mold and make the pattern of life in a community. I think there is a new interest and concern for the world's children and the world's people as a result of their work in Peel County this past year. This work has been done with very little assistance from their president, for I was at the United Nations for six weeks in the fall and during two vital weeks of the World Refugee Year Campaign in the spring I was on a UNESCO Mission to Jamaica.

Good work in Peel County has been noticed by others and we are asked to share some of our talents. Mrs. Aitken has now been made Provincial Chairman of UNICEF and our secretary, Lillian Smith, is also National Membership Chairman for the Association.

Membership in our Branch has increased from 88 to 115 points, 2 points being counted for family memberships and 3 for corporate bodies. Next year we hope to have a greatly increased membership, new interest having been created by our activities this year.

We are grateful indeed to the many organizations and clubs who have cooperated in the UN program this year, especially those Service Clubs who have continued to support our student activities and the extra campaign this year for World Refugee Year, and in the latter we are most appreciative for the assistance of the Boards of Education in reaching the families of school children.

The United Nations Association program next year, in whatever ways it is developed, will undoubtedly benefit from the greatly increased number of volunteers who have rallied to the good causes undertaken by the Branch this year. May we continue to grow, not only in numbers, but in useful service.

Respectfully submitted Helen Tucker



Conference of Women for International Cooperation Year

I-1-d

La Conférence des Femmes pour l'Année de Coopération Internationale

Asamblea Feminina del Año de Cooperación Internacional

Конференция женщин для подготовки к году Международного Сотрудничества

Mrs. Helen Tucker, Chairman  
341 Bloor Street West, Toronto 5, Canada  
Tel: 922-0251; Cable: WLCIC

October 24, 1965

TO THE EDITOR  
THE WEEKLY  
PORT CREDIT

Nations

This is United Week of International Cooperation Year, 1965. The Weekly has saluted the Peel County Branch of the United Nations Association in Canada, and rightly so. I wonder how many people would remember the beginnings of the Peel County Branch and the part that The Weekly played in it.

On reading your editorial I went back to the "archives" of the first annual meeting, and I quote: from the president's report: April 1<sup>st</sup>, 1959

"It might be of general interest to know that the Peel County Branch got started when Mr. Rory O'Donal of The Port Credit Weekly persuaded me to leave the Toronto Branch to bring leadership to the local scene in United Nations affairs. Mr. Russell McNeill (teacher in the Lorne Park Secondary School) and Mrs. Ruth Houck (Brampton) were willing to do likewise and we are now a Branch of 88 members."

The first year's program featured UNICEF, which earned \$446 from greeting cards, Human Rights and "Special Projects". In the latter a United Nations flag was presented to the Toronto Township Council and the program begun of welcoming new citizens, with the assistance of Service Clubs and churches. The Business and Professional Women's Club of Brampton was the first Service Club to participate. The guest speaker at the annual meeting dinner was MR. HERBERT HOWAT.

It is gratifying to those few of us who dared to hope that Peel County would support the UNA in Canada that the hope has been fulfilled and that the United Nations is firmly launched here as the hope of the whole world.

Sincerely yours,

*Helen Tucker*  
Helen Tucker (Mrs. W.D.)  
Founder and First President  
Peel County Branch,

UNA in Canada

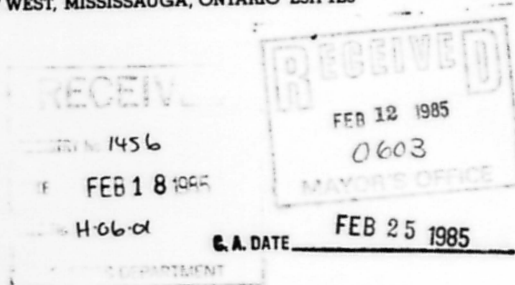
國際合作  
婦女特年會議



## Mississauga Fire Fighters Association

Local 1212  
62 PORT STREET WEST, MISSISSAUGA, ONTARIO L5H 1E3

City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario  
Att. Mayor H. McCallion



Dear Madam Mayor:

On behalf of the members of the Mississauga Fire Fighters, I would like to commend you and your staff in Personnel, for the courses being offered to your employees.

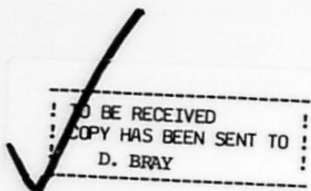
I personally completed Interpersonal Communications, instructed by Robert Bechtold, and found that it will be invaluable in dealing with our citizens. The level of instruction was excellent, better than most of the many seminars and courses I have taken part in over the years, and the employee interaction will go along way in my future dealings with your staff.

I cannot stress how important I feel these courses are in promoting better feelings between your employees and management.

We all look forward to the future courses, and again wish to thank-you and your staff for providing the opportunity.

Sincerely

Tom Pritchard  
President, M.F.F.A.



AFFILIATED WITH

I-3

RETYPE FOR REASONS OF LEGIBILITY/DP

1951 Rathburn Rd. E.  
Unit 171  
Mississauga, Ontario  
L4W 2N9

February 8, 1985

C. A. DATE FEB 25 1985

To whom it may concern,

How nice it is to walk along the cleared path in Garnetwood Park.  
The park gets lots of use when we can get into use it.

Kids can toboggan and skate and I can cross country ski. So keep  
up the excellent snow clearing it is tax money well spent.

Yours truly

Mrs. N. Fordham

P.S. The roads and sidewalks have been extra good too this winter.

✓  
TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. TAYLOR

# SMYTH FISHER

LIMITED  
1596 BONHILL ROAD  
MISSISSAUGA  
ONTARIO, CANADA  
L5T 1C7  
PHONE (416) 677-0026

C.A. DATE FEB 25 1985

February 7, 1985

I-4

City Council of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1N2

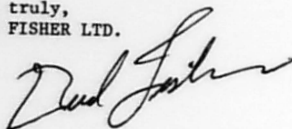
Dear Sirs:

While I can understand a number of small retailers being concerned about your new legislation on temporary and mobile signs, I want you to know that the large silent majority of people in Mississauga are very pleased.

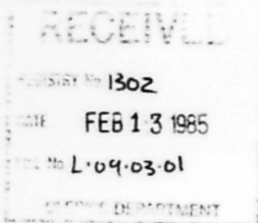
Dundas West, Dixie Road, and some of the other main streets in Mississauga have become the ugliest main arteries in the entire Metro area.

I hope you will continue to clean up this visual pollution.

Yours truly,  
SMYTH FISHER LTD.



Bud Fisher  
President



✓ TO BE RECEIVED  
COPY HAS BEEN SENT TO  
A. FRANKS

Hydro mississauga

I-5

3240 MAVIS RD. MISSISSAUGA, ONT. L5C 3K1 (416) 279-9050

February 13, 1985

REFER TO FILE:

Mr. L.M. McGillivray  
Deputy City Clerk  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

C.A. DATE FEB 25 1985

RECEIVED	
REGISTRY NO.	1299
DATE	FEB 13 1985
FILE NO.	F0404
CLERK'S DEPARTMENT	

YOUR LETTER JANUARY 29TH, 1985  
CITY RESOLUTION 27-85

Dear Len:

Thanks for your letter to our Chairman. Resolution 27-85 reads as follows:

"THAT Hydro Mississauga be requested to submit details of their proposed work program to rectify the problem of frequent hydro service interruptions in the Erin Mills area specifically and the entire City overall."

#### ERIN MILLS RELIABILITY:

The prime cause of power interruptions in Erin Mills is faulty splices on two main underground cables emanating from our substation located at Erin Mills Parkway and Burnhamthorpe Road. There are five other main feeder cables out of that substation and these are relatively trouble-free. With assistance from Ontario Hydro, using the latest techniques, we have embarked on a program of locating the splices and replacing them. It's a slow process but we are optimistic about our success. We're currently working on South Millway. When this section is repaired to our satisfaction, the next phase will be Burnhamthorpe and then Dunwin Drive.

Some minor outages originated at a couple of small distribution transformer connectors. We selected forty such distribution transformers at random and carried out a very close inspection of each of them. At one we located a possible future problem which we repaired. We plan to extend this inspection procedure throughout the area and elsewhere. Further, we are in the process of inspecting other electrical components such as switching cubicles in a preventative maintenance program.

TO BE RECEIVED  
COPY HAS BEEN SENT TO  
COUNCILLOR S. MAHONEY

Chairman - A. E. BRADLEY, P. Eng. • Vice-Chairman - R. K. WALKER  
Commissioners - HAZEL McALLION, Mayor - Dr. D. J. SHERBANIUK - R. E. STARR, P. Eng. • General Manager - B. D. FLEMING, P. Eng.

I-5-a

-2-

Finally, there are a couple of dozen distribution transformers in Erin Mills which we reckon can become overloaded in the summertime due to an influx of home airconditioners. We plan to have these replaced before the hot weather is upon us.

There has been an unacceptable number of power outages in Erin Mills South. I want to reassure you however that the "design" of the system is okay. The area is supplied from a double module substation equipped with the latest state-of-the-art components. It's monitored and controlled from our control centre on Mavis Road and it has ample electrical capacity. The feeder network system emanating from the substation is designed to provide adequate back-up power if necessary.

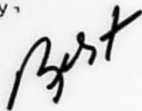
The two feeder cables referred to above are the main source of our problems and we'll work on them until they're back to normal. I've attached a notice which will be included with about 5,000 Hydro bills being mailed in a few days to our Consumers in Erin Mills.

#### CITYWIDE SYSTEM RELIABILITY

In December last year, the Commission asked staff to outline its 1985 electrical system maintenance program for the City, especially for Erin Mills. I've attached this report; it's interim only until a more detailed one is promulgated later. I believe it addresses the request contained in Council Resolution 27-85.

Len, if you think I can be of further assistance, please let me know.

Sincerely,



Bert Fleming

c.c. A.E. Bradley, Chairman  
Mayor Hazel McCallion

*I-5-h*

NOTICE TO RESIDENTS  
IN ERIN MILLS SOUTH

FEBRUARY/85

I SINCERELY REGRET THE POWER INTERRUPTIONS YOU ARE HAVING. THE PRIME CAUSE IS DEFECTIVE SPLICES IN TWO MAIN UNDERGROUND CABLES. WITH ASSISTANCE FROM ONTARIO HYDRO, USING THE VERY LATEST TECHNIQUES, WE ARE LOCATING THE SPLICES AND REPLACING THEM. IT WILL TAKE SOME TIME.

I WISH I COULD TELL YOU THAT THERE'LL BE NO MORE OUTAGES BUT I CAN'T. I CAN ASSURE YOU THOUGH THAT WE WILL PRESS AHEAD WITH THE REPLACEMENT PROGRAM UNTIL THE SYSTEM IS PERFORMING SATISFACTORILY AGAIN.

THANKS FOR YOUR PATIENCE AND UNDERSTANDING.

GENERAL MANAGER

*Hydro* mississauga

---

I-5-12

85-17 SYSTEM RELIABILITY

SUMMARY

Pursuant to instructions given the staff following discussion of major power outages in the Erin Mills area, this is a brief report on steps which have been taken or which are planned for early implementation to improve reliability not only in the Erin Mills area, but throughout the whole area of supply.

These activities fall into a number of classifications:

- Preventive Maintenance
- Reduction in Restoration Time
- Communications

(a) Preventive Maintenance

A number of projects included in the 1985 capital budget fall into this class. These are:

Rebuilding of secondary circuits in  
Streetsville and Port Credit

Replacement of faulty arresters

Replacement or repair of distribution  
transformers.

A program of planned fuse replacement will be carried out in the heavily treed areas between Dundas Street and 403 Highway. A longer term program will involve review of our fuse co-ordination practices and investigation of the phenomenon of deterioration of fuses with time.

The program of splice investigation commenced in Erin Mills will be continued to determine whether a pattern of substandard splices exists.

Prepared by: D. Lee

I-5-d

Page 2.....

A program of investigation of minipad transformers was commenced in Erin Mills. The scope of this will be broadened so that all of the padmounted transformers and switches in the city will be checked, on a continuing basis, at intervals of four to five years.

Shrubs which impede access to switching points are being removed in the Erin Mills area. This will be continued throughout the city in connection with the program of transformer and switch inspection above.

It is anticipated that, with the assistance of the City Arborist, the tree pruning program will be made more effective in 1985 and subsequent years.

The present practice of maintaining switches in overhead lines on a planned basis appears satisfactory. This will be continued as will the annual infra-red survey of overhead circuits and the washing of insulators.

We are working toward the introduction of inspection procedures which will result in the equivalent of 100 per cent inspection of splices in major circuits and an improvement in record keeping related to splices.

It is known that, with the growing use of central air conditioners in residences, some transformers are overloaded during the summer months. A number of these will be replaced on a planned basis.

(b) Reduction in Restoration Time

The question of the stand by crews taking trucks home has been investigated. This does not appear practical.

I-5.2

Page 3.....

The number of crews on stand by has been increased. The after-noon trouble shift has been augmented by a standby crew and throughout each weekend two crews will be on standby.

A process of logging response times by the standby crews is being introduced.

Steps are being taken to increase maintenance stocks of transformers and cables.

All planned SCADA installations will be complete by the end of February with the exception of the second module at City Centre M.S. and the two small Streetsville stations.

(c) Communication

The practice has been established of advising the Mayor, the Ward Councillor and the Chairman of the Commission by telephone of all major outages.

We will similarly advise the Police, Fire and Works Departments of major outages.

It is our current practice to advise radio station CFRB of any widespread power outage.

At the next printing of our bill forms a notice to Consumers will be printed on the back asking them to inform us of power outages as soon as they occur.

The matter of placing 18 telephone trunks on a recorded message during power interruptions is under investigation by the telephone supplier. It is anticipated that the cost of doing this will be available in the first quarter.

We are investigating the need for changing the unlisted numbers.

I-5-f

This should be considered as an interim report only. A complete report will be provided at a subsequent Commission meeting later in the year.

RECOMMENDATION

That the interim report on system reliability be received and accepted.



## Urban Development Institute / ONTARIO

I-6

C. A. DATE FEB 25 1985

February 8, 1985

Mayor Hazel McCallion  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Mayor McCallion:

RE: ACQUISITION OF SCHOOL SITES

The Peel Chapter will be most pleased to participate on the new committee to be formed as a result of the excellent meeting between your Council and the two School Boards.

You asked that we restrict ourselves to a maximum of three members and accordingly the following people have been selected to represent the Chapter:

David Strachan	First City Development Corp. Ltd.
Albert Bishop	Markborough Properties
Greg Bewick	Traders Associates

We look forward to an early resolution of the issues.

Yours truly,

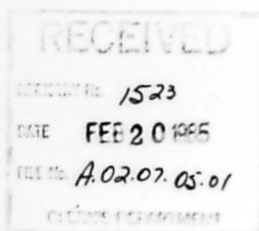
*David Strachan*

David Strachan  
Chairman, Peel Chapter  
Urban Development Institute

DS/sp

cc: Councillor M. Marland

Note: Please direct any correspondence with regard to this matter to me at  
First City Development Corp. Ltd., 99 Avenue Road, 9th Floor,  
Toronto, Ontario M5R 2G5, telephone 925-2851.



FEB 25 1985  
05 90

✓  
! TO BE RECEIVED !

AMO

Association of Municipalities of Ontario

Suite 902 • 100 University Avenue, Toronto, Ontario M5J 1V6 • Telephone 593-1441

February 14, 1985

I-7

Mr. Len Stewart  
City Solicitor  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
LSB 1M2

FEB 25 1985

C.A. DATE

1443

FEB 18 1985

H:05:04:05

Dear Mr. Stewart:

On behalf of the Rural Section (ROMA) of the Association of Municipalities of Ontario, thank you for participating in our Conference last week at the Royal York Hotel.

Once again, the "Question Box" Session proved to be a highlight of the Conference, and we greatly appreciate your willingness to share your ideas and expertise with our delegates.

Again, thank you for your interest and time, and I trust that you will contact us if our Association can be of any assistance to you in future.

Yours truly,

G.W. Trask

G. Wilfred Trask  
Immediate Past Chairman  
Rural Section (ROMA)

WT/vc

✓  
! TO BE RECEIVED !

RECEIVED	
FEB 18 1985	
LEON DESJ.	
FOUR TO	



## ONTARIO HUMANE SOCIETY

(Incorporated as "The Ontario Society for the Prevention of Cruelty to Animals")

620 Yonge Street, Newmarket, Ontario L3Y 4V8  
Newmarket: 898-7122  
Toronto line: 364-3420

President:  
Vice-Presidents:

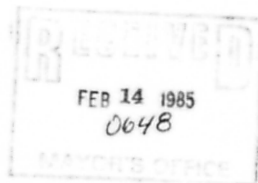
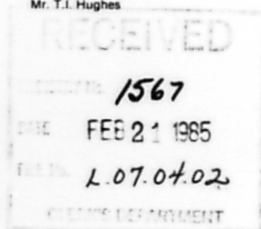
Mr. David Bailey  
Mr. Stanley McBride  
& Mrs. Eleanor Pearce  
Mr. Peter Thompson  
Mr. Theodore Rhenius

Secretary:  
Treasurer:  
Executive  
Vice-President:

Mr. T.I. Hughes

I-8  
February 6, 1985.

Mrs. Hazel McCallion,  
Mayor, City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.  
L6T 2T9



C.A. DATE FEB 25 1985

Dear Mrs. McCallion:

Thank you for your letter. I have one or two comments on points raised in your letter.

First, may I say that if I had thought the cheque to which I referred in my original letter was made payable to the City of Mississauga, I would not have made any complaint. However, it was my understanding that the cheque was made payable to the "animal shelter", something which was frequently done in the past and meant, very simply, the Humane Society. And, in addition, the cheque related to activities of the Society, not the City of Mississauga. However, if you assure me that the cheque was in fact payable to the City of Mississauga and that you have satisfied yourself on this score, then I withdraw my complaint.

The second point is that it is my understanding that it was the City Manager who wished to use the funds for the personal expenses of the City staff at the shelter, something which would appear to be contrary to the statement contained in your letter. I presume this is being investigated and checked out.

Thirdly, the question of the competence of the A.H.T. is something which does concern me very much indeed.

Your statement that the person concerned is a qualified A.H.T. is not challenged. Indeed, there are many Animal Health Technicians working within both the veterinary world and the humane societies. The question is not the qualifications but whether the individual is competent. Believe me, the qualification of Animal Health Technician is not an automatic guarantee that they are competent to perform euthanasia. Indeed, there are veterinarians with far greater qualifications than an A.H.T. who are not competent. Some of them when they recognize this, simply decline to kill any further animals. Believe me, there have been some documented examples of this situation but because of my unwillingness to hurt these individuals, I don't choose to name them. But I could if I was pushed.

(continued ...)

✓ DO BE RECEIVED

rrie, Brant County, Durham Region, Elgin County, Huronia, Kenora & District, unty, Leeds & Grenville, Lennox & Addington, Midland, Muskoka District, North Peel, id, Orillia, Oshawa, Oxford County, Peel Region, Perth County, Quinte, Renfrew County, ough, Stormont, Dundas & Glengarry, Thunder Bay, York County

I-8-a

Mrs. Hazel McCallion  
Page 2

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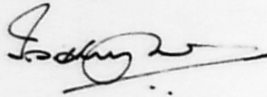
Your statement that it is difficult to find a vein in the leg of a dog is somewhat naive. Animals vary greatly and some are more difficult than others to euthanize. The point is that when you have come across an animal that is difficult to euthanize, you don't resort to techniques that are not approved because they cause unnecessary suffering to the animal.

In any case, this issue is being investigated separately, both by Inspectors of this Society and by representatives of the Ontario Ministry of Agriculture & Food.

Finally, I was amused that you felt that my letter of complaint should not be discussed in open Council. I can't help feeling that if the circumstances were reversed and the complaints were against the Society, they would have been dealt with in open Council and would have occupied the front page of the Mississauga News. I suppose it is a matter of whose ox is being gored.

However, I quite understand the political reality of the situation and I am not particularly surprised by your ruling.

Yours truly,



T.I. Hughes  
Executive Vice-President

TIH/sm

I-8-h



OFFICE OF THE MAYOR

January 15, 1985

Mr. T.J. Hughes  
Executive Vice-President  
Ontario Humane Society  
620 Yonge Street  
Newmarket, Ontario  
L3Y 4V8

Dear Mr. Hughes:

I have received your letter of November 29, 1984, which I acknowledged on December 20, 1984, containing your concerns with the general operation of the Mississauga Animal Pound/Shelter. I will address your concerns in the order in which you have presented them:

Employment of J. Nuttall, B. O'Neill and C. West

I wish to bring to your attention, that these former employees were employed by the City of Mississauga for a period of a little over one month. They resigned abruptly and without notice and they did not approach the Commissioner of Building or myself as to their concerns before their resignation. In my opinion, they did not give the City or themselves a fair chance to work together.

After receiving their letter of November 8, 1984, in which they indicated that they wanted to give the Mayor an opportunity to act upon the matter, I requested a meeting with the employees and this meeting occurred on November 23rd at 3:00 p.m. I invited Councillor Margaret Marland as Chairman of the Animal Care Committee, to join me to review the contents of the letter with the three employees. At that meeting, I had a report from our staff commenting on the points raised in the employees' letter of November 8, 1984.

. . . /2

Mr. T. Hughes

- 2 -

January 15, 1985

I-8-u

The meeting ended on a rather unfortunate note, in which Councillor Marland was so disturbed with statements made that she left the meeting and I continued my discussion with the ladies. As they left the office, I was advised that they really didn't need any advice and therefore I can only assume that they didn't need any assistance.

I was also anxious to discuss with them, the other items which were included in their letter of November 8th, particularly those referred to in the second last paragraph of their letter. This did not occur.

#### Donations

On October 22, 1984, a thank you note addressed to the City was received at the Pound/Shelter thanking staff for returning articles that had been left there in error. The thank you note did contain a cheque made payable to the City of Mississauga in the amount of \$15.00 and the cheque was duly deposited by the Treasurer of the City in the City's account. It seems that Brenda O'Neill was of the opinion that the donation was for the staff at the Animal Shelter and Mr. Addison explained that the City of Mississauga employees do not receive gratuities and the cheque was recorded as a donation.

#### Euthanasia

With regard to your concerns regarding the techniques of euthanasia, this too was thoroughly investigated and according to the report I have from our staff, the dog that was being euthanized was difficult to hold firm for the injection. This is quite understandable. It is also difficult to find the proper vein in one of the dog's legs to inject the drug. The staff has confirmed to me that at no time did Eietta unhumanely treat this or any other animal. She graduated from Seneca College as an Animal Health Technologist. She came highly recommended to the Animal Control Department and she was in the employ of a local veterinarian for approximately 16 months before joining our staff.

We are fully aware of your opinion of Mr. Len Addison and I am confident his personnel file reflects his past employment record.

I agree with you that the responsibility to ensure that animals are properly treated in this Province, and certainly in the pounds of this Province, rests with the Society according to the legislation and we hope that you will continue to implement that responsibility.

... /3

Mr. T. Hughes

- 3 -

January 15, 1985

*I-8-d*  
We had a meeting of the Animal Care Committee last Tuesday evening, at which Dr. Easton was present and he referred to us some matters which the Society has not been able to continue and we have requested our staff to discuss with Dr. Easton how the City might get involved in order that the programs, such as the one at Sheridan Villa, can be carried on.

I have been advised by Mr. Len Addison that a representative of the Ministry of Agriculture and Food, Animal Care Branch, has inspected our Animal Shelter. As soon as Mr. Gonder's report is in our hands, it will be placed on an upcoming Animal Care Committee Agenda.

I should also point out that the letter dated November 8, 1984, from Ms. Nuttall, Ms. O'Neill and Ms. West was not placed on a Council Agenda as it was unsigned and contained allegations of a rather serious nature. Your letter of November 29, 1984, was similarly not placed on a Council Agenda as it purports to present confidential information regarding City personnel which is not appropriately dealt with in a public forum.

Thank you for your letter and I know that you will continue to keep in touch with us regarding any matters which are of concern to you.

Sincerely,

HAZEL MCCALLION  
MAYOR

HMcC/ds

cc All Members of Council



I-9

Minister  
Ministre

Ministry of  
Citizenship  
and Culture

Ministère des  
Affaires civiques  
et culturelles

6th floor  
77 Bloor Street West  
Toronto, Ontario  
M7A 2R9  
(416) 965-8098

6e étage  
77 ouest, rue Bloor  
Toronto, Ontario  
M7A 2R9  
(416) 965-8098

1484

FEB 19 1985

190501

C.A. DATE

FEB 25 1985

January 29, 1985

**TO ALL MUNICIPAL CLERKS**

On December 14, 1984, Bill 93, An Act Respecting Public Libraries, received Royal Assent from the Lieutenant Governor of Ontario.

I was pleased to table various amendments to Bill 93 during the discussion in the Standing Committee on Social Development which respond to many of the questions raised in regard to this legislation. I have enclosed a copy of the final version of Bill 93 for your Council's information.

It is my intention to proclaim this legislation as soon as feasible. Proclamation, however, will require a limited period of time to ensure that my Ministry's Ontario Library Service boards are put into place in an orderly fashion.

I would remind you, therefore, that appointments for 1985 to the public library board must continue to be made according to the current Act.

You should be aware, however, that when this legislation is proclaimed all public library board trustees must meet the qualifications as stipulated in the new Act. Please bear this in mind when making the 1985 appointments.

TO BE RECEIVED  
COPY HAS BEEN SENT TO  
N. RYAN

.... /2

I-9-a

- 2 -

I would also suggest that wherever possible current appointees be continued for the duration of the current council's term. This would avoid appointments for a period of less than eleven months between January and new municipal councils and library boards in November.

Should you have any questions in regard to public library board appointees, please do not hesitate to contact my Director of the Libraries and Community Information Branch, Mr. Wil Vanderelst (416-965-2696).

Yours sincerely,

A handwritten signature in cursive script that reads "Susan Fish".

Susan Fish  
Minister



Canada Post  
Corporation

Société canadienne  
des Postes

President and  
Chief Executive  
Officer

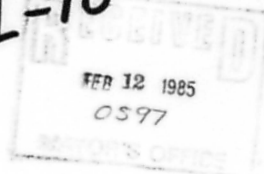
Président -  
directeur  
général

Ottawa, Canada  
K1A 0B1

February 7, 1985

C.A. DATE FEB 25 1985

I-10



Her Worship Hazel McCallion  
Mayor of the City of Mississauga  
1 City Centre Drive  
MISSISSAUGA, Ontario  
L5B 1M2

*Hazel*  
Dear Madame Mayor:

Thank you for bringing to my attention the interruption of mail service in certain areas of Mississauga as a result of icy sidewalks and walkways.

The specific details on the affected locations that you agreed to provide to Ed Roworth will be a great help to the officials who are looking into this matter. They will be providing me with a report very shortly and as soon as I have it, I will be in touch with you again.

*Kindest Regards -* Yours sincerely,

*Michael Warren*

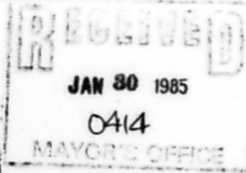
R. Michael Warren  
President and Chief  
Executive Officer

✓  
TO BE RECEIVED  
COPY HAS BEEN SENT TO  
M. TAYLOR

Canada



I-11



# MEMORANDUM

To The Mayor and Members  
Mississauga Council.

Date 28th January, 1985.

From R. Frank Bean

Subject MISSISSAUGA PUBLIC VEHICLE  
AUTHORITY - MINUTES OF MEETING  
OF 7th JANUARY, 1985.

FEB 25 1985

C.A. DATE

In reading through the Minutes of this Meeting my attention is drawn to pages 5 and 6, dealing with the Ontario Highway Transport Board, and, in particular, to the delay in receiving notices of such applications.

The discussion noted comments from both the Mayor and Councillor Culham, regarding the process as it relates to the Region.

In anticipation of your request to the Region, I have investigated the process from here, and am told that notices are, in fact, sent to the City immediately upon receipt.

The one in question was received here on 7th December, 1983 and sent to you on the 8th December, 1983.

RECEIVED
REGISTRY NO. 1565
DATE FEB 21 1985
FILE NO. A-03.04.01
CLETS DEPARTMENT
RFB/Mnc.

R. Frank Bean,  
Chairman.

c.c. Mr. G. Knox  
Mr. D. Thwaites ✓

✓  
! TO BE RECEIVED !



## The Regional Municipality of Peel

Office of the Clerk

I-12

February 1, 1985

Mr. T. L. Julian  
Clerk  
City of Mississauga  
One City Centre Drive  
Mississauga, Ontario

Dear Sir:

Subject: City of Mississauga Transportation Study  
Our Reference: P-1-85

C.A. DATE FEB 25 1985

1021

FEB 5 1985

D-01-02

This is to advise that the following resolution was approved by Regional Council at its meeting held on January 31, 1985:

"That the Region of Peel support the Rapid Transit Plan/Strategy of the Mississauga Transportation Study as it meets both Regional and Municipal goals and objectives; specifically, the early implementation of a busway along the Highway 403 Corridor with an interim connection to the Bloor Subway at Kipling and an ultimate connection to the Eglinton Rapid Transit Corridor be pursued with the proviso that the flexibility to introduce higher order transit (eg. LRT) be incorporated into the busway design;

And further, that the City of Mississauga be requested to undertake, as a first phase of the functional/feasibility planning of the busway, an economic analysis (cost-benefit) of the busway comparing bus and LRT technology while considering local conditions/factors;

And further, that the Regional Commissioners of Planning and Public Works be requested to participate in any negotiations with the City of Mississauga regarding the implementation of transit priority measures on the Erin Mills Parkway and Dixie Road in support of the Rapid Transit Plan/Strategy of the City;

And further, that the Region of Peel generally concurs with the magnitude and timing of the Road Improvement Program 1985-1995 (as detailed) as being a necessary component of an overall transportation plan for the City and Region;

And further, that recognizing the economical constraints related to road improvement funding, and the past levels of expenditure for Regional Road improvements, the Regional Commissioners of Planning and Public Works be requested to further review, discuss and negotiate the cost sharing and phasing of the Regional Road Improvements with City and Provincial staff;

REFERRED TO:  
R. EDMUNDS FOR A REPORT TO  
GENERAL COMMITTEE (Req. for Rep. 45-85)

CC: W.P. Taylor

Region of Peel

I-12-a

-2-

And further, that the City of Mississauga be requested to instruct its consultant to further review the need for 6 lanes on the Erin Mills Parkway north of Britannia for the 1985-1995 Road Improvement program;


And further, that the City of Mississauga be informed that the Regional Commissioner of Planning and senior staff of the Transportation Policy Division are available to assist/support the City of Mississauga in further negotiations/studies with Provincial and or other Municipal agencies;

And further, that the Regional Commissioner of Planning meet with City staff following consideration of the Mississauga Transportation Study by City of Mississauga Council to initiate and co-ordinate the integration of the City's ultimate transportation plan into the development of the Official Plan for the Region of Peel;

And further, that a copy of the Commissioner of Planning's report on the Mississauga Transportation Study (Interim Executive Summary Report) dated January 7, 1985 be forwarded to the City of Mississauga, City of Brampton, the Town of Caledon and the Ministry of Transportation and Communications."

\* A copy of the report of the Commissioner of Planning is enclosed.

Kindly advise the undersigned when the requests outlined in the resolution have been completed.

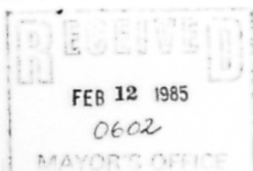


Larry E. Button  
Regional Clerk

.../gn  
MP

cc: P. Allen, Commissioner of Planning  
W. Anderson, Commissioner of Public Works

\* A COPY OF THIS REPORT IS BEING HELD IN THE CLERK'S DEPARTMENT.



I-13

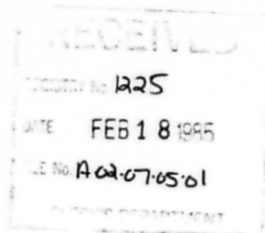
Director of Education and Secretary  
J.A. Fraser, B.A., M.Ed.  
Associate Director of Education  
R.N. Chalmers, B.A., M.Ed.  
Associate Director of Education/Business  
M.D. Roy, C.A.

February 7, 1985.

Mayor Hazel McCallion  
Mayor's Office  
City of Mississauga

C & DATE

FEB 25 1985



Dear Mayor McCallion:

Re: Sale of Existing H.J.A. Brown Education Centre  
73 King Street West and 80 Dundas Street West

The Peel Board of Education intends to seek offers for the sale of 73 King Street West and 80 Dundas Street West in the amount of \$2,925,000.00. Since the buildings are administrative facilities and not schools, the Ministry of Education does not require a public tender.

Adjacent property owners are being notified for their information.

\* A copy of the information package available for these facilities is attached for your examination.

\* The properties will be available for occupancy upon our move to the new H.J.A. Brown Education Centre, presently under construction at the corner of Hurontario Street and Matheson Boulevard. Completion is tentatively scheduled for the January to June 1986 period.

Yours truly,

John Greeniaus,  
Chief Planning Officer,  
Planning and Resources.

✓  
TO BE RECEIVED :

JG:ps  
Encl.

cc: Adjacent property owners  
Preferred agencies

H.J.A. BROWN EDUCATION CENTRE  
73 KING STREET WEST, MISSISSAUGA, ONTARIO L5B 1H5 TELEPHONE (416) 279-6010

\* A COPY OF THIS INFORMATION PKG. IS AVAILABLE IN THE CLERK'S DEPARTMENT



# Credit Valley Treatment Centre for Children

2277 South Millway, Mississauga, Ontario, L5L 2M5 • (416) 820-7111

1669

DATE FEB 25 1985

FILE No J0701  
J0501

CITY OF MISSISSAUGA

30th January, 1985

FEB 25 1985

COUNCILLORS

Councillor Steve Mahoney,  
Chairman, Recreation and Parks Committee,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ont.,  
L5B 1M2

DATE FEB 25 1985

Dear Mr. Mahoney,

We are very pleased indeed to hear that plans are well underway to build a pool at the South Common Community Centre. As you know, we presently organize recreational swim activities for our disabled children at the Meadowvale Pool. It will be so much more convenient for us (and less costly I might add) once we have access to the South Common Pool. The leisure concept of the planned pool is particularly welcome since it will encourage participation by other family members in an activity ideally suited for the majority of disabled children. As you are no doubt aware, there are few recreational options aside from pool activities where such opportunities exist for our families.

Please accept our very best wishes for the successful implementation of your plans for this pool. If we can be of any assistance, please do not hesitate to contact us.

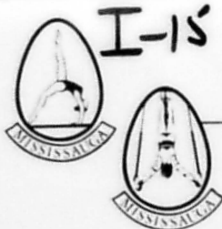
Yours truly,

DIANA THOMSON  
Executive Director.

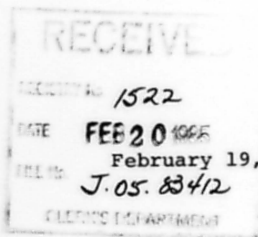
c.c. G. Love, Director, Parks & Recreation Department  
C. Howell, Leisure/Recreation Co-ordinator, C.V.T.C.C.

dh

✓  
! TO BE RECEIVED !



GYMNASTICS MISSISSAUGA - MISSISSAUGA GYM CLUB  
1395 MISSISSAUGA VALLEY BOULEVARD  
MISSISSAUGA, ONTARIO, L5A 3R8 (416) 270-6161



Mr. Terrance Julian  
City Clerk  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario

& A. DATE FEB 25 1985

Dear Mr. Julian;

I attach a report from the Mississauga Gymnastic Club which I request be placed on the agenda for the next meeting of City Council.

Yours truly,

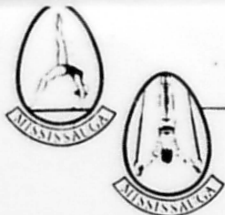
*Susan Harris*

Susan Harris

cc: Mayor McCallion  
Members of Council  
Ian W. Scott, Commissioner

! TO BE RECEIVED !

Member of The Ontario Gymnastic Federation  
Affiliated with the City of Mississauga Recreation and Parks Department



GYMNASTICS MISSISSAUGA - MISSISSAUGA GYM CLUB  
1395 MISSISSAUGA VALLEY BOULEVARD  
MISSISSAUGA, ONTARIO, L5A 3R8 (416) 270-6161

I-15-a

February 1985

UPDATE FROM THE MISSISSAUGA GYMNASTIC CLUB

The Mississauga Gymnastic Club has been ensconced in their new facility for six months and wishes to report on its progress to date.

Recreational Classes

We have enjoyed a 60% increase in our recreational classes over the 1983-84 year and are currently offering 41 classes for boys and girls from 2 years old to adult with the majority being in the 3 to 13 year range. Several new programs have been instituted this year including adult male classes, break dancing, and rhythmic gymnastics which we project will evolve into a competitive rhythmic group within two years. Our competitive, pre-competitive and non-competitive programs remain constant compared to previous years with a total of 75 participants. The competitive season is just underway; however we have already gained three all-around medals in the season openers.

Hosting

In addition to our official opening we hosted a live Wintario telecast (estimated viewing audience - ½ million), a pre-qualifying girls competition in December for 140 participants, and an international judges course to certify North American judges. In March and April we will be hosting the Peel Board and Separate School Board high school Championships and tentative plans are currently underway to host an international competition in 1986.

---

Member of The Ontario Gymnastic Federation  
Affiliated with the City of Mississauga Recreation and Parks Department

I-15-h

- 2 -

#### Finances

Our current budget is set at \$240,000.00. While we are keeping a very tight line on expenses (eg. only one telephone line and cleaning performed mostly by volunteers), our operating costs are running above budget. However, an excellent recreational enrollment has enabled us to operate within our means. The albatross that remains around our neck is the lease on our former facility on Erindale Station Road, where we continue to pay rent of approximately \$3,000.00 per month. To date our efforts to sublet the old facility have proved futile and we are faced with the prospect of having to carry this extra expenditure until the lease expiry date in November, 1986.

#### Conclusion

The co-operation and assistance of Ed Harris and his staff at the Valleys, Commissioner Ian Scott and his department and the Parks Department members have been outstanding and have contributed greatly to the progress we have made. We recognize our good fortune in having such outstanding support for our endeavours. We are settling happily into the home you have made available to us. It is our pride, joy and envy of all visitors.

If you have any questions or advice, please do not hesitate to contact us.

John S. Lee, President  
Ken Johnstone, Chairman, Building Fund  
Pat Oliver, Administrative Director  
Susan Harris, Consultant



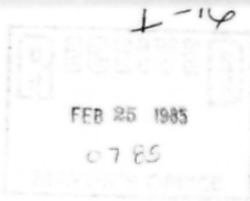
Canada Post  
Corporation

Société canadienne  
des Postes

President and  
Chief Executive  
Officer

Président -  
directeur  
général

Ottawa, Canada  
K1A 0B1



1985-02-20

Her Worship Hazel McCallion  
Mayor of the City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Madame Mayor:

Further to my previous correspondence regarding the interruption of mail delivery to parts of Mississauga, I am pleased to inform you that delivery service has resumed to most of the areas you identified.

I am advised that the property owners of the townhouse complex at 1560 Bloor Street East are still clearing pathways. The units without service, that is, 71 to 74, 80 to 98 and 126 to 140, are being monitored daily. As soon as the ice and snow are removed, service will be re-instated. The industrial complex at 1730 Dundas was without mail delivery from January 15 to January 22, but I understand that all problem areas have been cleared and that service is now proceeding as usual. With regard to the seniors' home at 2440 Truscott Drive, delivery was not suspended.

I should explain that weather conditions during the month of January caused the Canada Post Corporation unique delivery problems. In the York Division alone, 1,000 letter carrier accidents were reported, with some of the injuries sustained being quite serious. As I am sure you will appreciate, letter carriers can carry loads of up to 50 pounds, and this weight greatly restricts their agility.

In the interest of occupational health and safety the Corporation has a community awareness program in place to educate our customers about the potential hazards our employees face when walkways are not cleared. Also, when faced with situations that might cause injury, our employees will promptly advise customers of the problem, if it is practical to do so. Their supervisors monitor the situation and mail delivery is re-instated when the hazard is removed. I hope that as customers across Canada become more aware of the problems involved, suspension of service will no longer be necessary.

.../2

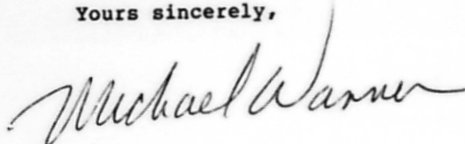
Canada

- 2 -

It is important to note that we are not the only organization faced with this problem. I am aware, for instance, that during the month of January the Works Department of the City of Toronto issued 12,000 warnings to property owners to clear sidewalks.

Thank you for bringing your concerns to my attention. I trust I have been able to clearly explain the Corporation's position.

Yours sincerely,

A handwritten signature in cursive script that reads "Michael Warren". The signature is written in dark ink and is positioned below the typed name.

R. Michael Warren  
President and Chief  
Executive Officer

**JAMES H. ZARDO**  
6824 Barrisdale Drive  
Mississauga, Ontario, L5N 2H4  
Telephone: 826-3720

19 February, 1985

Mr. Edward Dowling  
Mississauga Transit  
975 Gillion Street  
Mississauga, Ontario  
L5C 3B1

Dear Mr. Dowling:

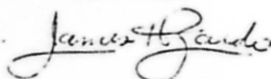
We have contacted the City of Mississauga (Mr. Ron Nisbet) regarding a bus service for the purpose of transporting passengers from various points in Mississauga to Pearson International Airport. At this time I would like to inform you of the type of service and buses we will be using.

One service would be operating from the Sheridan Plaza (with a possible stop at South Common Mall) to Square One (in the future from the Hotel Novotel) and then non-stop to the Pearson International Airport.

The second service would be from the Meadowvale Town Centre to the Delta Meadowvale Inn and then non-stop to the Pearson International Airport. This service will consist of two (2) twelve (12) passenger van type buses and will be run hourly - 6:00 a.m. to 12:00 a.m. We have approached the hotels offering our service.

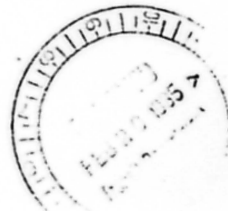
If you should require any further information please do not hesitate to contact me. I look forward to a favourable reply.

Yours truly,



James H. Zardo

cc: Mr. R. Nisbet  
City of Mississauga





BY-LAW NUMBER.....

Being a by-law pursuant to paragraph 98 of Section 210 of the Municipal Act, R.S.O. 1980 c. 302 for establishing, maintaining and operating a public bus transportation system within the City of Mississauga and within parts of the City of Etobicoke

THE COUNCIL of the Corporation of the City of Mississauga  
ENACTS as follows:

DEFINITIONS

1. For the purposes of this by-law:
  - (a) "City" means the City of Mississauga in the Regional Municipality of Peel;
  - (b) "Corporation" means the Corporation of the City of Mississauga;
  - (c) "Council" means the Council of the Corporation of the City of Mississauga;
2.
  - (1) The Corporation's Transit Department is hereby established as a separate administrative department to maintain and operate a public bus transportation system for the conveyance of passengers in the City of Mississauga and through a part of the City of Etobicoke;
  - (2) The Corporation's Transit Department shall have the exclusive right to operate a public bus transportation system in the City but such right shall not affect the right of the Peel Board of Education or the Dufferin Peel Roman Catholic Separate School Board to provide bus transportation for pupils.

*Manuel R. S.*  
→

3. The head of the Corporation's Transit Department shall be the General Manager who shall be a department head and responsible for the administration and operation of the Transit Department and shall report to Council through the City Manager.
4. The General Manager shall exercise and perform the following duties within the Department budget which shall be approved by Council, and where applicable subject to the Public Vehicles Act and the Highway Traffic Act:
  - (a) manage, operate, equip, expand, plan and maintain a public bus transportation system within the City of Mississauga and within parts of any of the neighbouring municipalities in order to transport, carry and convey passengers from place to place;
  - (b) hire, appoint, train and discharge employees, and specify the duties of all persons so employed and to make rules and regulations governing the conduct of all such employees;
5. Subject to approval of the Council, and the specific provisions of this by-law, the General Manager shall generally have and exercise the following duties, namely:
  - (a) to determine, fix and collect fares;
  - (b) to make rules regulating the conduct of passengers;
  - (c) to negotiate and arrange subsidies, and any other matters relevant to the operation of the public bus transportation system;
6. This by-law may be referred to as the Transit By-law.

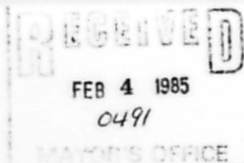
ENACTED and PASSED this                      day of                      1985.



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

0983L/39L



C-1

3

PENINSULA FIELD NATURALISTS 1172  
BOX 544  
ST CATHARINES ONTARIO L7R 6W6  
FEB 8 1985

C.A. DATE FEB 25 1985 No. A 02-03-01

MR MAYOR AND MEMBERS OF CITY COUNCIL

I AM WRITING TO BRING TO YOUR ATTENTION A MATTER WHICH IS OF SERIOUS CONCERN TO ALL MUNICIPALITIES SITUATED ON THE GREAT LAKES.

IN THE RECENT FEDERAL BUDGET CUTS, ONE OF THE PROGRAMMES TO BE ELIMINATED WAS THE ONE MONITORING TOXIC CHEMICALS IN HERRING GULL EGGS IN THE GREAT LAKES. THIS IS THE PROGRAMME WHICH ORIGINALLY DISCOVERED DIOXIN IN LAKE ONTARIO. IT IS VITAL TO OUR CONTINUING AWARENESS OF THE CONDITION OF OUR LAKES AND THE RESULTING THREAT TO OUR HEALTH.

AFTER A STORM OF PROTEST, THE MINISTER OF THE ENVIRONMENT (MME. BLAIS-GRENIER) ANNOUNCED THAT SHE WAS REINSTATING THE HERRING GULL PROGRAMME. IT NOW TRANSPIRES THAT THE PROGRAMME WAS ONLY NOMINALLY REINSTATED, AND THAT THE MANNER IN WHICH IT WAS DONE EFFECTIVELY PREVENTS THE PROGRAMME FROM BEING CARRIED OUT AT ALL. FOR EXAMPLE, ONLY ONE PERSON HAS BEEN REHIRED, ALTHOUGH SEVERAL BIOLOGISTS, A TECHNICIAN AND A CHEMIST ARE REQUIRED. TESTING HAS BEEN TRANSFERRED FROM A LABORATORY IN OTTAWA TO ONE IN BURLINGTON WHICH HAS NEITHER THE TIME NOR THE EQUIPMENT TO DO WHAT IS REQUIRED. THE ONE BIOLOGIST WHO WAS REHIRED HAS BEEN TOLD NOT TO LOOK FOR BIRTH DEFECTS IN THE GULLS NOR TO MAKE OBSERVATIONS ON THE HEALTH OF THE HERRING GULL COLONIES.

SURVEYS HAVE SHOWN AGAIN AND AGAIN THAT PEOPLE ARE VERY CONCERNED ABOUT THE QUALITY OF WATER IN THE GREAT LAKES. ELIMINATING THE PROGRAMME THAT MONITORS LEVELS OF TOXICITY IN THEM GOES DIRECTLY AGAINST THE WISHES OF MOST CANADIANS.

YOU WILL FIND ENCLOSED TWO NEWSPAPER ARTICLES. BOTH REPORTERS, IF CONTACTED, CAN FURNISH YOU WITH A MORE DETAILED ACCOUNT OF THE CUTS.

WE ASK THAT YOU WRITE THE PRIME MINISTER, THE MINISTER OF THE ENVIRONMENT AND YOUR LOCAL MEMBER OF PARLIAMENT TO REQUEST THE FULLY OPERATIONAL RETURN OF THIS PROGRAMME. THE RELATIVELY SMALL AMOUNT OF MONEY SAVED BY THE FEDERAL GOVERNMENT IN CUTTING THIS PROGRAMME IS NOT WORTH THE THREAT TO THE HEALTH OF PEOPLE LIVING NEAR TO AND DRINKING THE WATER FROM THESE LAKES.

YOURS TRULY,

Mary Ellen Foley  
SECRETARY  
PENINSULA FIELD NATURALISTS

✓  
DIRECTION REQUIRED !

## Pollution effect on gulls monitored

GLOBE & MAIL Monday 28 Jan 85  
(TORONTO)

# Only one expert rehired in toxics study

By MICHAEL KEATING

Despite promises to save a program which monitors toxic chemicals in wildlife, Environment Canada has rehired only one of six people who did the work and has told him not to look for birth defects.

Dropping the program to study chemicals in Great Lakes herring gulls was the most controversial of the environment de-

partment's \$40-million in budget cuts announced last fall.

The birds absorb toxic chemicals. For a decade, researchers have been measuring chemical pollution in the birds and matching it against their health. This was widely seen as an early warning system for the effects of the chemicals in drinking water on human health.

When Environment Minister Suzanne Blais-Grenier an-

nounced this program was being dropped as an economy measure, there was a storm of protest from the scientific and wildlife community.

Last month, Mrs. Blais-Grenier announced that "the detection and monitoring of toxic substances in herring gulls will be continued," although some of the work would be done by another government laboratory.

However, the second

laboratory is already fully booked with other work. There is no indication that it is equipped for — or has the time or expertise to handle — the specialized work of gull egg analysis.

In the meantime, the chemist in Hull who did the analysis of chemicals in gull eggs collected from around the Great Lakes has found a job in another department.

Only D. V. Weseloh, the biologist at the centre of the controversy, has been reinstated and he has been told only to collect the eggs, but not to make observations about the health of the gull colonies.

Mr. Weseloh and his assistant have previously found defects in gulls such as crossed bills, deformed feet, poor embryos, thin eggshells and other signs that pollution affects the birds' health.

Mr. Weseloh has been told not to bother recording these observations in the future.

His assistant and three researchers who were studying the effects of toxic chemicals on the birds' body chemistry, particularly the enzyme system, have not been reinstated.

In recent interviews, Environment Canada employees confirmed details of the partial reinstatement but said they were under orders not to talk about the case and asked that their names not be used.

A large number of scientists have said the gull program is one of the most valuable indicators of what threat the toxic chemicals in the Great Lakes pose for humans.

Fish soak up the chemicals from the water and gulls feed largely on fish, giving them one of the highest diets of pollutants of any living creature. This means that harmful chemical effects would likely show up sooner in the gull population, giving an advance warning to humans.

Making the links between chemicals in the environment and health effects is considered vital in determining what risk the hundreds of chemicals identified in the Great Lakes pose to humans.

The levels of toxic chemicals in gull eggs have also acted as a rough barometer of the success of pollution control. Levels were high in the 1970s, then started dropping as various toxics were

banned or restricted.

From 1980 to 1982, the levels of chemicals like PCBs and a group of pesticides started to rise again and there was a drop in 1983. The 1984 results are expected in a few months.

The new Environment Minister's handling of the issue is still drawing public criticism.

In an interview, Mary Ellen Foley of the Peninsula Field Naturalists in St. Catharines, Ont., said that by only bringing back part of the gull project, Mrs. Blais-Grenier "boasted us all and tried to see how many of us she can fool."

Monte Hummel, head of World Wildlife Fund (Canada), said that the minister leaves herself open to continuing criticism.

C-1-A

# District



## Environmentalists want Blais-Grenier to resign

By DOUG DRAPER  
Standard Staff

Environmentalists and naturalists are calling for federal Environment Minister Suzanne Blais-Grenier's resignation amidst charges she has reneged on her promise to spare a program used for monitoring toxic chemicals in the Great Lakes.

Mrs. Blais-Grenier promised to restore the herring gull egg testing program early last month following widespread criticism of the federal government's decision to slash it and several environmental programs in order to cut \$30 million from the federal budget.

However, some area environmentalists have raised doubts that the herring gull program has been fully restored. A check by The Standard this week confirmed that only one of the three key people needed to make the program work has been re-instated.

**THE HERRING GULL** program, which operates on an annual budget of about \$250,000, was set up by the federal government more than a decade ago to check for concentrations of toxic substances in eggs collected from gull colonies on the Great Lakes. The program was largely responsible for

alerting the public to a widespread dioxin contamination problem in Lake Ontario five years ago.

Of the three federal officials directly involved in carrying out the herring gull research, only its director, Dr. D. V. Weseloh, has been re-instated since Mrs. Blais-Grenier announced on Dec. 12 she would spare the program.

Stanley Teeple, a bio-technician who assisted in the egg collection, and Richard Turtle, the chemist responsible for validating the accuracy of chemical analyses and developing methods for detecting new hazardous substances in the eggs, have not been re-instated.

**MR. TURTLE** was working on a method for detecting pentachlorophenol — a toxic compound known to be in the lakes and believed to be dangerous to both wildlife and humans — when the government announced it was scrapping the program last November. But the fate of that project and others the herring gull team was working on remains unknown, said sources who asked not to be identified.

"It's hard to comprehend what's going on," said one federal scientist when asked why the program was abolished in the first place and still appears to be in limbo. "It was one of the greatest

hazardous substance (surveillance) programs. It was world renowned."

The Standard contacted Mrs. Blais-Grenier's office yesterday to ask about the status of the herring gull program but the call was not returned.

Margherita Howe, chairman of Operation Clean, Niagara-on-the-Lake, said yesterday her group believes Mrs. Blais-Grenier has "done enough damage" to Environment Canada and should resign.

"She (Mrs. Blais-Grenier) obviously doesn't know the public is concerned and that they don't want to be poisoned by pollution in the air and water," said Mrs. Howe.

**POLLUTION PROBE** spokesman Kai Millyard said his organization has lost so much confidence in Mrs. Blais-Grenier's judgment, "we aren't even paying attention to her any more."

"She is really not listening and is evidently quite ignorant of environmental priorities," said Mr.

Millyard.

Mary Ellen Foley, a spokesman for the Peninsula Field Naturalists, St. Catharines, accused Mrs. Blais-Grenier and the federal government of being "mindless" in their cutting of the herring gull program and other wildlife services.

"I think she should be removed," said Mrs. Foley. "She clearly wasn't cut out for the job."

Mrs. Foley added that the Prime Minister should realize that the protection of wildlife and the environment is "really important to us."

"I think he (Mr. Mulroney) is going to find that he has touched a sensitive nerve in ordinary Canadians," she said.

The federal government has also been criticized for its decision to eliminate a \$10-million fund the National Research Council uses to conduct research on a wide range of environmental problems, including studies on acid rain and the impact of toxic chemicals on human health.

C-1-h



ONTARIO LIQUOR BOARDS EMPLOYEES'  
UNION

3063 Southcreek Rd. Mississauga, Ont. L4X 2E9  
Phone (416) 625-5450

February 7, 1985

C.A. DATE FEB 25 1985

Mayor H. McCallion  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Mayor McCallion

As you are probably aware Dennis Timbrell, Agriculture Minister, stated last month during the Ontario Progressive Conservative Leadership race, that he would be in favour of selling the liquor stores to private business. In addition to Mr. Timbrell's intention, a task force has been studying the future possibilities of retailing domestic wine and beer in grocery and convenience stores.

We, who directly work within the alcohol industry along with the Brewery Workers' Union, feel that not enough attention has been paid to the social and economic ramifications of such a move. These problems center on a erosion of jobs thus, adding to Ontario's unbearable employment situation, taxation which would affect the non-alcohol consuming public; as well, an increase in alcohol related problems (the solution for which the government must pay); the temptation for youths to begin drinking at an earlier age; and, peer group pressure which would augment the temptation, an increase in alcohol related crimes and traffic fatalities; and, inconveniences to the consumer caused by lengthier line ups and insufficient store staffing.

Many assert that there is no proof to justify such claims and that the present method of distribution is unsatisfactory. Countless studies have linked alcohol to the problems mentioned above and, in three independent survey-studies, conducted by Professor Julian Simon from Ohio State University, the Manitoba Government Employees' Association, and Canwest Survey Research Corporation, identical results showed that the majority of respondents were quite satisfied with the present system of liquor distribution and were opposed to free competition in prices.

The issue of liquor privatization has continually arisen in the past, and each time studies have confirmed that the government should regulate the distribution of alcoholic beverages and improve the current system, rather

✓ DIRECTION REQUIRED !

C-2-a

-2-

than expanding into new areas. If in fact, the distribution of beer for instance, needs to be increased then other solutions such as placing Brewery outlets next to liquor stores or adjoined to liquor stores with a common entrance, should be explored as well. Such solutions would make it more convenient for the consumer to purchase all of his/her alcoholic beverages at a single locale; if in fact most of the discussion is directed at consumer convenience. If it is not and, is only to line the pockets of free enterprise with money in which case the government would need to ensure tighter profit control and its maintenance throughout the years.

The Le Dain Commission Report estimated that alcohol was a factor in 33% of murders in Canada, 38% of attempted murders, 54% of manslaughters, 34% of rapes, and 61% of assaults. Other studies have shown that the link between crime and alcohol use is even more marked in the United States. No doubt alcohol is clearly not a substance like jelly beans or chocolates, addiction to which maybe a little eccentric, but at least is not harmful. Alcohol is a drug and it must be controlled.

A comprehensive study of British Columbia's liquor laws, including a recommendation to sell wine and beer in grocery stores, is finished and waiting Cabinet's approval.

As of this month, 30 cities, towns, and municipalities in British Columbia have stated their opposition to the relaxation of the liquor laws. Vancouver City Council voted nine to one to inform the Minister that a relaxation of the laws would make alcohol more available to children and make enforcement more difficult. The British Columbia Alcohol and Drug Commission has said that potentially addictive drugs such as alcohol should be as difficult as possible to obtain.

With these comments in mind, we would very much appreciate your opinion by indicating whether you favour the present government controlled system of distribution or whether you want wines and beers made more readily available through independent grocery stores.

This issue is of vital importance and warrants the widest possible participation. We would appreciate it, if you could forward a reply on or before March 8, 1985.

Thank you for your co-operation in this matter.

Yours truly

THE ONTARIO LIQUOR BOARDS EMPLOYEES' UNION

*John G. Miles*  
John G. Miles  
President

/ls  
BFCSO: 326



City of Mississauga  
MEMORANDUM

R-1

To Mayor and Members of Council  
Dept. \_\_\_\_\_

From T. L. Julian  
Dept. Clerk's

February 21, 1985

Re: Notices from L.L.B.O. re Liquor Licences  
File: A.02.03.06.01

The Liquor Licence Board of Ontario has forwarded notices re liquor licences as follows:

Applications Received

Corkscrew Tavern, 100 City Centre Drive (Square One Shopping Concourse) (Ward 4)

Patio (Dining Lounge)

Richard's Prime Rib Restaurant, 3170 Erin Mills Parkway (Ward 8)

Patio (Dining Lounge)

Approved by:  
City Manager

*L. Peterzell*

*per* T. L. Julian, AMCT, CMC  
City Clerk

✓  
! TO BE RECEIVED !

TO: MAYOR AND MEMBERS  
OF COUNCIL

BUILDING REPORT

FROM: ALEX FRANKS  
COMMISSIONER OF BUILDING

Construction Value For The Month of January, 1985 (Permits Issued)

C.A. DATE FEB 25 1985

R-2

	January, 1985	January, 1984	January, 1983
RESIDENTIAL	\$ 7,718,428.00	\$ 13,498,022.00	\$ 22,262,145.00
COMMERCIAL	3,368,100.00	1,985,135.00	3,556,916.00
INDUSTRIAL	5,705,209.00	3,868,764.00	1,940,879.00
SCHOOL	2,000.00	10,000.00	82,000.00
CHURCH	4,300.00	15,000.00	3,000.00
CITY	99,000.00	13,000.00	-
GOVERNMENTAL	101,000.00	1,790.00	1,000.00
INSTITUTIONAL	-	-	-

TOTALS \$ 16,998,037.00 \$ 19,391,711.00 \$ 27,845,940.00

NEW DWELLINGS UNITS	68	218	518
NEW INDUSTRIAL BUILDINGS	3	1	2
NEW COMMERCIAL BUILDINGS	2	-	1
PERMITS ISSUED OF ALL TYPES INCLUDING ADDITIONS, ALTERATIONS, ETC.	382	364	371

COMMENTS: It is too early to predict whether or not the momentum generated by construction in 1984 will be sustained through 1985. However, it is encouraging to note that despite weather conditions, the January construction value is very satisfactory.

TO BE RECEIVED :

Residential Summary Breakdown For the Month of January, 1985

<u>Singles</u>	<u>Semi Detached</u>	<u>Cluster Homes</u>	<u>Apt. Over Stores</u>	<u>Apartment Buildings</u>	<u>Row Dwellings</u>
68	-	-	-	-	-

Multi Residential Breakdown For the Month of January, 1985

APARTMENT BUILDINGS

N I L

ROW DWELLINGS

N I L

New Industrial Buildings For the Month of January, 1985

<u>Owner</u>	<u>Location</u>	<u>Lot Size</u>	<u>Value</u>	<u>Bldg. Size</u>	<u>Type</u>
Morguard Inv. Ltd.	5830 Cooper's Ave.	4.620 acres	\$1,255,000.00	90,458 Sq.Ft.	8,403.6 M <sup>2</sup> Mfg.
Orlando Corp.	6311 Vipond Dr.	11.960 acres	1,154,000.00	70,217 Sq.Ft.	6,523.3 M <sup>2</sup> Office&Plant
Gottardo Prop. Ltd.	896 Meyerside Dr.	2.431 acres	955,000.00	46,773 Sq.Ft.	4,345.2 M <sup>2</sup> Spec.

Approved by:  
City Manager

  
Alex Franks  
Commissioner  
BUILDING DEPARTMENT

R-2-a



R-3

## City of Mississauga

### MEMORANDUM

To MEMBERS OF COUNCIL

From W. H. Munden,

Dept. \_\_\_\_\_

Dept. City Treasurer

File: T-001

February 11, 1985

REGISTER 1246

DATE FEB 19 1985

FILE NO. J 0703-01

C. A. DATE FEB 25 1985

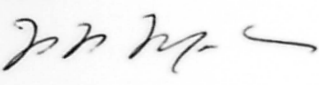
SUBJECT: ACCOUNTS, City of Mississauga

ORIGIN: Treasury Department

COMMENTS: Attached hereto is the City of Mississauga Accounts Approval Certificate summarizing the accounts paid for December, 1984 in accordance with City policy and procedures.

RECOMMENDATION: That the City of Mississauga Accounts Approval Certificate summarizing accounts paid for December, 1984 be received and that the necessary resolution be passed by Council.

Approved by:  
City Manager

  
W. H. Munden, R.I.A.  
City Treasurer.

TC:ns  
Attach.

Doc: 6817T/0112T

! RESOLUTION AVAILABLE !

R-3-a

ACCOUNTS APPROVAL CERTIFICATE

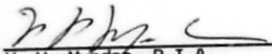
DATE: February 11, 1985

TO: Members of Council

The accounts as summarized below have been paid in accordance with the documentary evidence required by City policy and procedures:

	<u>December 1984</u>
General	61,088,024.45
Library	339,108.93
Payroll	<u>3,338,520.71</u>
	<u>\$64,765,654.09</u>

Vouchers may be inspected at the Treasury Department, 9th Floor, 55 City Centre Drive. Inquiries may be made through extension 457.

  
W. H. Menden, R.I.A.  
City Treasurer.

TC:ns



R-4

# City of Mississauga

## MEMORANDUM

FILES: 16 111 80244  
11 141 00010

To: Mayor and Members

From: William P. Taylor, P.Eng.

Dept: of Council

Dept: Engineering and Works

1333

FEB 14 1985

B-06509-02

February 8, 1985

C.A. DATE FEB 25 1985

**SUBJECT:** Reduction in Letter of Credit for Fieldgate Homes Subdivision, Plan 43M-509 located south of Dundas Street West and west of Mavis Road.

**ORIGIN:** Servicing Agreement between Fieldgate Homes (3625 Dufferin Street, Suite 503, Downsview, Ontario M3K 1N4), The City of Mississauga, and The Region of Peel dated June 29, 1983.

**COMMENTS:** On behalf of the developer, the consulting engineer for Plan 43M-509 has submitted a request for a reduction of the Letter of Credit, currently valued at \$144,802.81.

We have reviewed this request and find that a reduction can be permitted down to \$61,290.50, which will secure the outstanding works and the maintenance requirements.

**RECOMMENDATION:** That the current Letter of Credit, valued at \$144,802.81 for Plan 43M-509, located south of Dundas Street West and west of Mavis Road be reduced to \$61,290.50.

Approved by:  
City Manager

William P. Taylor, P.Eng.  
Commissioner  
Engineering and Works

cc: Councillor D. Culham  
E. M. Halliday  
D. McFarlane  
B. E. Swedak  
M. W. Boyd  
P. Griffiths

✓ RESOLUTION AVAILABLE !



# City of Mississauga

## MEMORANDUM

FILES: 16 111 78116  
11 141 00010

R-5

To: Mayor and Members

From: William P. Taylor, P.Eng.

Dept: of Council

Dept: Engineering and Works

RECEIVED  
DATE FEB 15 1985  
FILE NO. 1369  
CLERK'S DEPARTMENT

February 13, 1985

C. A. DATE FEB 25 1985

**SUBJECT:** Reduction in Letter of Credit for Primate Investments Ltd. Subdivision, Plan 43M-511 located north of Rathburn Road East and east of Dixie Road.

**ORIGIN:** Servicing Agreement between Primate Investments Ltd. (3625 Dufferin Street, Suite 503, Downsview, Ontario M3K 1N4), The City of Mississauga, and The Region of Peel dated June 29, 1983.

**COMMENTS:** On behalf of the developer, the consulting engineer for Plan 43M-511 has submitted a request for a reduction of the Letter of Credit, currently valued at \$200,193.65.

We have reviewed this request and find that a reduction can be permitted down to \$42,487.66, which will secure the outstanding works and the maintenance requirements.

**RECOMMENDATION:** That the current Letter of Credit, valued at \$200,193.65 for Plan 43M-511, located north of Rathburn Road East and west of Dixie Road be reduced to \$42,487.66.

Approved by:  
City Manager

*William P. Taylor*  
William P. Taylor, P.Eng.  
Commissioner  
Engineering and Works

cc: Councillor R. Skjarum  
E. M. Halliday  
D. McFarlane  
B. E. Swedak  
M. W. Boyd  
M. W. Maveal

✓  
! RESOLUTION AVAILABLE !



R-6

# City of Mississauga

## MEMORANDUM

FILE: 16 111 83200  
11 141 00010

To Mayor and Members 1202  
Dept. of Council FEB 8 1985

From William P. Taylor, P.Eng.  
Dept. Engineering and Works

FILE No T-82040

CA DATE FEB 25 1985

February 7, 1985

### SUBJECT:

Letter of Credit for Praemium Investments and Redison Investments Ltd., proposed plan of subdivision T-82040, located west of Folkway Drive and east of Wheelwright Crescent.

### ORIGIN:

Request by the Consulting Engineer on behalf of Praemium Investments and Redison Investments Ltd.

### COMMENTS:

We have been requested by the Consulting Engineer for Praemium Investments and Redison Investments Ltd. to accept a reduced Letter of Credit to secure the works in the proposed Servicing Agreement between Praemium Investments and Redison Investments Ltd., the City of Mississauga, and the Region of Peel. We have reviewed this request, taking into account the works that have been constructed under the City's preservicing policy and find that a reduction in the originally estimated Letter of Credit for \$171,350.53 to \$71,904.88 may be permitted which will secure the outstanding works and the maintenance requirements.

### RECOMMENDATION:

That a Letter of Credit in the amount of \$71,904.88 be accepted to secure the works in the proposed Servicing Agreement for Praemium Investments and Redison Investments Ltd. Subdivision, T-82040, located west of Folkway Drive and east of Wheelwright Crescent.

Approved by:  
City Manager

*William P. Taylor*  
William P. Taylor, P. Eng.  
Commissioner

*h*  
MK:cds  
235E:7E

cc: E. M. Halliday  
Councillor S. Mahoney  
D. McFarlane  
M. W. Boyd  
T. Drewlo  
M. Maveal

✓ RESOLUTION AVAILABLE !



City of Mississauga  
MEMORANDUM

R-7

To: H. MCCALLION, MAYOR, AND MEMBERS OF  
CITY OF MISSISSAUGA COUNCIL 1391  
Dept. FEB 15 1985

From: IAN W. SCOTT, COMMISSIONER  
RECREATION & PARKS DEPARTMENT

B-05-244-02 February 11, 1985  
File: LNDS 77-181  
C.A. DATE FEB 25 1985

SUBJECT:

Request for Reduction of Securities held by the Recreation and Parks Department for Outstanding Landscape Works for Peel Condominium Corporation No. 244 to PHI International Incorporated

ORIGIN:

Recreation and Parks Department

COMMENTS:

The Developer, PHI International Incorporated, P.O. Box 66, 165 Dundas Street West, Mississauga, Ontario L5B 2N6 has completed a portion of the landscape works and has requested reduction to the Letter of Credit for the townhouse project known as Peel Condominium Corporation No. 244, located at the northwest corner of North Service Road and Cawthra Road.

The Recreation and Parks Department are holding a \$25,000.00 Letter of Credit for completion of the landscape works in accordance with the approved landscape plans as noted in the Agreement By-law 829-83, in which the City granted PHI International Incorporated approval for registration of the condominium.

Our staff has inspected the landscape works and recommend that the \$25,000.00 Letter of Credit be reduced to \$15,000.00 based on the scope of landscape works yet to be approved.

RECOMMENDATION:

That the Recreation and Parks Department Letter of Credit in the amount of \$25,000.00 for Peel Condominium Corporation No. 244, located at the northwest corner of North Service Road be reduced to \$15,000.00.

Approved by:  
City Manager

Ian W. Scott, Commissioner,  
Recreation and Parks Department

✓  
! RESOLUTION AVAILABLE !

c.c. E. M. Halliday, City Manager  
Wm. Munden, City Treasurer  
Greg Mitchell, PHI International Inc.



R-8

# City of Mississauga

## MEMORANDUM

To: MAYOR & MEMBERS OF COUNCIL  
From: W. H. Munden, R.I.A.  
Date: FEB 20 1985  
Dept: City Treasurer  
File No: K.1401

February 18, 1985

C.A. DATE FEB 25 1985

**SUBJECT:** TENDER TMT-3-1985 - FOR THE SUPPLY OF  
FULL TIME SECURITY GUARD SERVICES

**ORIGIN:** Transit Department.

**COMMENTS:** Listed below is a summary of bids received and opened at  
the Public Tender Opening of Tuesday, February 5th, 1985:-

Burns International Security Services Ltd.	\$47,483.52
Pinkerton's of Canada Ltd.	49,669.20
Uniguard Security	50,122.80
Paragon Protection Ltd.	52,560.00
Graham Protection Services Ltd.	54,907.20
Civic Security & Intelligence Services	55,900.80 (1)
Securican Inc.	61,320.00
Meadowvale Security Guard Services Inc.	63,084.00

(1) - Corrected

The above bids have been reviewed with the Transit Department and it is agreed that the low bid by Burns International Security Services Limited at \$47,483.52 is acceptable. This requirement was estimated at \$50,000.00 and funds are available in Account 06350-18.

**RECOMMENDATION:** That Tender TMT-3-1985 for the Supply of Full Time Security Guard Services be awarded to Burns International Security Services Limited at \$47,483.52, being the lowest tender received.

Approved by:  
City Manager

W. H. Munden, R.I.A.  
City Treasurer

E. J. Dowling, General Manager  
Mississauga Transit

cc: Mr. E.M.Halliday  
cc: Mr. E.J.Dowling

! RESOLUTION AVAILABLE !

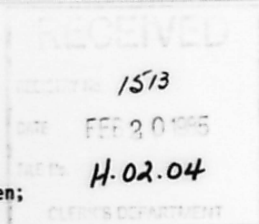


Mississauga Transit  
MEMORANDUM

R-9

To Mayor and Members of Council  
Dept. \_\_\_\_\_

From E.J. Dowling  
Dept. Transit



February 06, 1985

C.A. DATE FEB 25 1985

Ladies and Gentlemen;

SUBJECT:

Authorization of Execution of Union Contract between  
the City and the Amalgamated Transit Union, Local  
1572.

COMMENTS:

Council at it's meeting in November ratified the  
Memorandum of Settlement signed by both parties on  
November 1st, 1984.

We have now prepared the Union Contract detailing  
all of the issues as agreed to in the Settlement  
Memorandum. These changes have been reviewed by  
City staff, Transit staff and the Union and have  
been signed by the participating parties.

To finalize this agreement, we require that council  
approve the agreement and authorize execution of the  
agreement by the Mayor and the City Clerk.

✓ RESOLUTION/BY-LAW AVAILABLE !

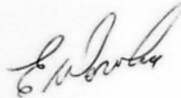
R-9-a

- 2 -

RECOMMENDATION: That Council approve the Union contract and that they authorize the Mayor and Clerk to execute the Agreement.

Approved by:  
City Clerk

Respectfully submitted,



E.J. Dowling  
General Manager

EJD:mm  
1.44 (M)  
Attach.



# City of Mississauga

## MEMORANDUM

R-10

To MAYOR AND MEMBERS OF COUNCIL

From L. W. Stewart, Q. C.

Dept.

Dept. City Solicitor

1527

FEB 20 1985

FILE NO. 6.07.84/157

CLERK'S DEPARTMENT

15th February, 1985.

C. A. DATE FEB 25 1985

SUBJECT: Ontario Municipal Board Hearing, February 13th, 1985 - Helen Crewe Land Division Committee Application CAB 157/84-M, 548 Meadowood Road

ORIGIN: Resolution 6-85 directing the City Solicitor to attend before the Ontario Municipal Board hearing of the appeal by Helen Crewe from the decision of the Land Division Committee

COMMENTS: Pursuant to Resolution 6-85 passed by Council on January 14th, 1985, a member of the Legal Department together with a member of the Planning staff attended before the Ontario Municipal Board to oppose the appeal by Helen Crewe from the decision of the Land Division Committee dated 13th September, 1984, refusing a consent to severance of her property located at 548 Meadowood Road. After hearing the evidence presented, the presiding member of the Board dismissed the appeal by Helen Crewe holding that on the planning evidence, the application would not fall within the criteria set forth in paragraphs (b), (c) and (f) of subsection 50 (4) of the Planning Act, namely, that it would not be in the public interest, would not comply with the Official Plan and that the dimensions and shapes of the lots would not be in keeping with the general character of the existing development.

RECOMMENDATION: That the report dated February 15th, 1985, of the City Solicitor on the hearing before the Ontario Municipal Board on February 13th, 1985, of the appeal by Helen Crewe, 548 Meadowood Road, Mississauga, from a decision of the Land Division Committee under application file B157/84-M, be received.

Approved by:  
City Manager

L. W. Stewart, Q. C.,  
City Solicitor.

JEA/jalf  
0975L/33L

✓ TO BE RECEIVED !



R-11

# City of Mississauga

## MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL 1526 From L. W. Stewart, Q. C.  
Dept. City Solicitor

DATE FEB 20 1985  
FILE NO. A.02.03.06.01  
CLERK'S DEPARTMENT

15th February, 1985.

C.A. DATE FEB 25 1985

SUBJECT: 515088 Ontario Limited operating as Airport Restaurant -  
Application for Liquor Licence - Hearing before Liquor Licence  
Board, February 14th, 1985

ORIGIN: Council Resolution 76-85, February 11th, 1985

COMMENTS: Pursuant to the above noted Resolution of Council, a member of  
the Legal Department attended on the hearing of the Liquor  
Licence Board on February 14th, 1985, being a hearing on a  
proposal not to issue an entertainment lounge licence which had  
been approved by the Board in January of 1984. Mr. Matthew  
Brown, By-law Enforcement Supervisor within the Building  
Department, gave the Board information as to the status of the  
current charges which have been laid against the restaurant and  
as to the adult entertainment licence. The Board further heard  
submissions that the entertainment lounge licence should not be  
issued because of the outstanding charges.

In approving the issuance of an entertainment lounge licence in  
January of 1984, the Board had included certain terms and  
conditions one of which was that the applicant comply with all  
municipal requirements. The Board noted that the applicant had  
obtained an adult entertainment licence under the municipality's  
by-law and that that licence had been renewed for 1985. It  
further noted that the proposal not to issue the entertainment  
lounge licence had been initiated by the Manager of an adjacent  
Toronto Dominion Bank branch who was not present at the hearing  
to make any submissions. The Board accordingly rejected the  
proposal not to issue the entertainment lounge licence, allowing  
for the issuance of an entertainment lounge licence subject to  
the usual inspections and on filing of proof by the applicant  
that it holds an adult entertainment licence.

RECOMMENDATION: That the report dated February 15th, 1985, of the City Solicitor  
on the hearing of the Liquor Licence Board on February 14th,  
1985, on a proposal not to issue an entertainment lounge licence  
to 515088 Ontario Limited, carrying on business as Airport  
Restaurant, be received.

Approved by:  
City Manager

JA JA/jalf  
975L/33L

TO BE RECEIVED !

L. W. Stewart, Q. C.,  
City Solicitor.



City of Mississauga

MEMORANDUM

R-12

To MAYOR AND MEMBERS OF COUNCIL

From L. W. Stewart, Q. C.

Dept.

1525  
Dept.

City Solicitor

DATE FEB 20 1985

FILE NO. A-02.03.06.01

15th February, 1985.

CITY'S DEPARTMENT

C.A. DATE FEB 25 1985

**SUBJECT:** Liquor Licence Application by John Anderson's Charcoal Broiled Hamburgers Restaurant, 1069 Dundas Street West - Public Meeting of February 18th, 1985

**ORIGIN:** Resolution 676/84 passed by Council December 10th, 1984 objecting to the issuance of a licence to John Anderson's Charcoal Broiled Hamburgers Restaurant.

**COMMENTS:** On February 18th, 1985, a member of the Legal Department attended the public meeting held by the Liquor Licence Board to hear any objections to the issuance of a liquor licence to the above named restaurant. Resolution 676/84 indicated that Council objected to the issuance of a licence because of the proximity of the restaurant to the Secondary Schools in the area. The presiding member of the Board heard submissions from the applicant's solicitor, from the City and the son of a neighbouring ratepayer. The Board decided that it would approve the issuance of a liquor licence to the applicant noting that there was already a tavern in the neighbouring mall.

**RECOMMENDATION:** That the report dated February 19th, 1985, of the City Solicitor on the public meeting of February 18th, 1985, concerning John Anderson's Charcoal Broiled Hamburgers Restaurant, 1069 Dundas Street West be received.

JA/EA/jalr

Approved by:  
City Manager

L. W. Stewart, Q. C.,  
City Solicitor.

✓  
TO BE RECEIVED



R-13

# City of Mississauga

## MEMORANDUM

FILES: 16 111 84244  
11 141 00010

To: Mayor and Members  
of Council

From: W. P. Taylor, P. Eng.

Dept.: Engineering and Works

C.A. DATE: FEB 25 1985

February 20, 1985

RECEIVED  
FEB 20 1985  
T 83036  
CITY OF MISSISSAUGA

### SUBJECT:

Request for preservicing for Lisgar Subdivision -  
Phase I, Stage II, Lots 8 and 9, Concession 10 New  
Survey, Mississauga, Ontario, T-83036 (sketch attached)

### ORIGIN:

Request from Cinderhill Investments Limited and Archway  
Builders Limited (c/o 99 Avenue Road, 9th Floor, Toronto,  
Ontario, M5R 2G5).

### COMMENTS:

We are in receipt of a request from Cinderhill  
Investments Limited and Archway Builders Limited for  
preservicing of their lands located on the west side of  
Tenth Line West, between Aquitaine Avenue and Battleford  
Road, Area Z-56.

The applicant has provided the required Letter of  
Undertaking, however, has not complied with all  
Engineering related requirements. (The outstanding  
Engineering requirements are minor in nature and are in  
the process of being resolved.)

Also, please find attached a copy of a memo from the  
Clerk's Department indicating that the proposed plan  
conforms to By-law 951-84, which came into effect on  
January 15, 1985.

### RECOMMENDATION:

That Cinderhill Investments Limited and Archway Builders  
Limited, Plan of Subdivision T-83036, be permitted to  
commence with the construction of the underground  
services, in accordance with the City's preservicing  
policy, subject to compliance with all outstanding  
requirements to the satisfaction of the Commissioner of  
Engineering and Works.

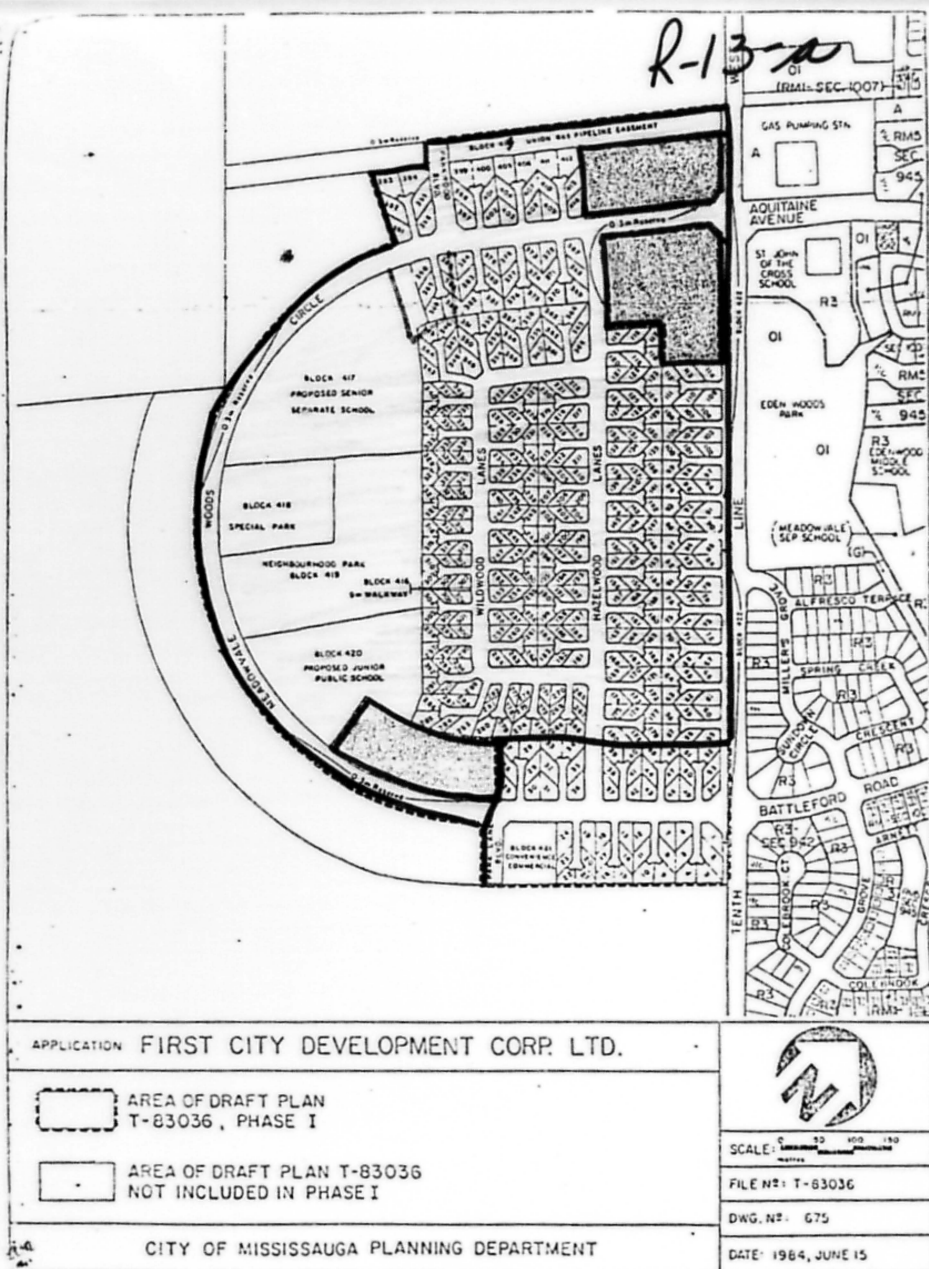
Approved by:  
City Manager

W. P. Taylor, P. Eng.  
Commissioner  
Engineering and Works

! RESOLUTION AVAILABLE !

OG/br  
encls.  
0362E/23E

cc: E. Halliday





R-14

## City of Mississauga

### MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL

From Terence L. Julian

Dept. \_\_\_\_\_

Dept. City Clerk

February 20, 1985

FEB 25 1985

C. A. DATE \_\_\_\_\_

LADIES AND GENTLEMEN:

SUBJECT: Proposed sale of vacant land, Part of Lot 1, Registered Plan E-19 and Part of Lot 20, Plan Tor.12, File B.03.84051.

ORIGIN: Agreement of Purchase and Sale, dated February 4, 1985, received from 310373 Ontario Limited.

COMMENTS: 310373 Ontario Limited is applying to develop an office and retail commercial project in the north-west quadrant of Shepard Avenue and King Street. Although the proposal complies with the Official Plan, a rezoning must be completed to allow the proposed development.

One of the conditions of rezoning approval required the applicant to purchase from the City a strip of land along King Street, extending a distance of approximately 186 feet from the corner of Shepard Avenue. The City will reserve a sight triangle having dimensions of approximately 13.84 ft. (4.22 m) x 36.75 ft. (11.20 m).

Under the terms of the agreement negotiated by the Legal Department, this agreement of Purchase and Sale is conditional upon the purchaser obtaining the rezoning of the subject strip of land together with the lands adjacent to the north under the rezoning application. The agreement is further conditional upon the successful rezoning of the land adjacent to the west under rezoning application by Brown Bay Developments Limited and currently owned by the City of Mississauga. The purchase price will be \$30,700.00 which is the market value estimate prepared by the Clerk's Department.

✓  
! RESOLUTION/BY-LAW AVAILABLE !

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R-14-a

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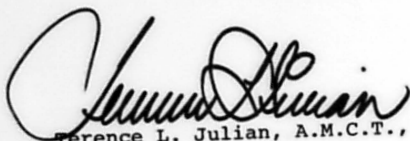
The agreement has been reviewed by the Legal Department and the Engineering Department and found to be satisfactory.

RECOMMENDATION:

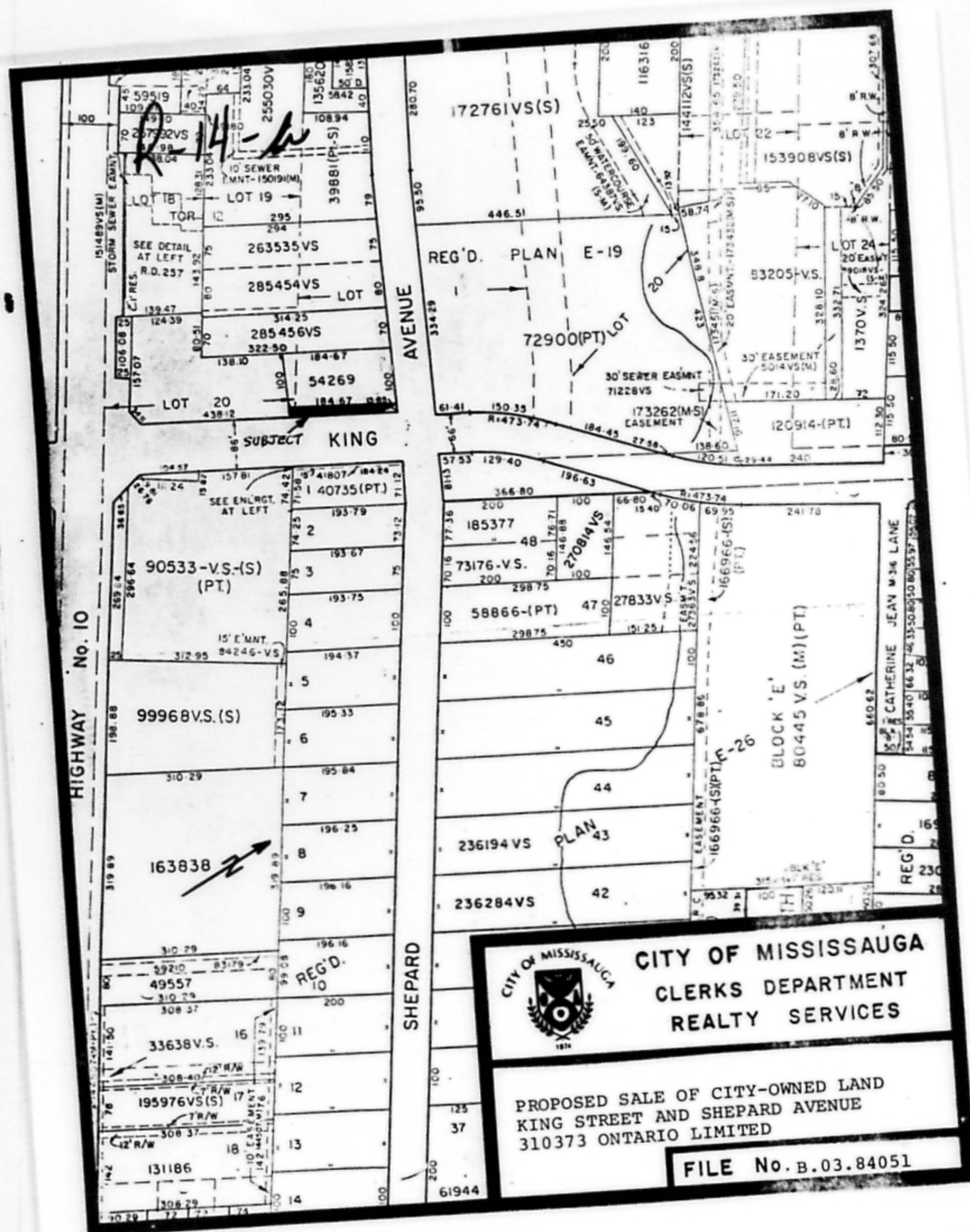
That a By-law be enacted authorizing the execution of the agreement of Purchase and Sale, dated February 4, 1985 between 310373 Ontario Limited and the Corporation of the City of Mississauga for the lands described as Part of Lot 1, Registered Plan E-19 and Part of Lot 20, Plan TOR.-12, and the execution of any further documents required under the provisions of the agreement.

Approved by:  
City Manager

CM/lw  
Encl.



Terence L. Julian, A.M.C.T., C.M.C.  
City Clerk





City of Mississauga  
**MEMORANDUM**

R-15

To Mayor and Members of General Committee From S. Mahoney and D. Culham  
Dept. Taxicab License Screening Committee

RECEIVED

STIRY NO 1549

DATE FEB 22 1985

DATE

FEB 25 1985

REF No L-0001

February 18, 1985

CITY OF MISSISSAUGA

**SUBJECT** Taxicab Owner's Licences - Issuance of additional licences.

**ORIGIN** A recommendation from the Public Vehicle Authority meeting of January 7, 1985 for the issuance of three (3) additional licences in February 1985, adopted by Council on January 28, 1985.

**COMMENTS** We, as members of the Taxicab Priority List Screening Committee, have reviewed information on the first five (5) applicants whose names appear on the current priority list.

Applicants #2 Samuel Shessel, #3 Elwood Patton and #5 George Minarik appear to qualify and no objections were received against them from industry members and therefore we will be recommending that each of these three (3) applicants be issued one (1) licence each.

Objections have been received from industry members on the issuance of a licence to #1 applicant Derek Bush and we concur, that this applicant be referred to the Licence Appeal Committee for a hearing.

Certain information filed by Applicant #4 Rashad Saleh requires review and therefore this applicant has also been referred to the Licence Appeal Committee for a hearing.

If either or both of the applicants being heard by the Licence Appeal Committee are successful in their appeal, they could be recommended to be issued a licence during the next issuing period of April 1985 when three (3) additional license will be issued. If they are unsuccessful in their appeals their names will be struck from the priority list.

✓  
RESOLUTION AVAILABLE :

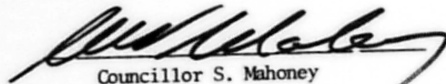
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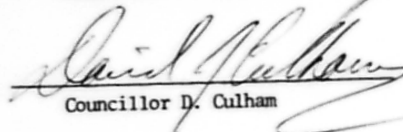
R-15-a

-2-

R-15-a

- RECOMMENDATION
1. That new Taxicab Owner's Licences, one (1) per applicant, be issued to the following three applicants on the Priority List.
    - (i) Samuel Shessel, (Applicant #2)
    - (ii) Elwood Patton, (Applicant #3)
    - (iii) George Minarik, (Applicant #5)
  2. That the following two (2) applicants on the Priority List be referred to the Licence Appeal Committee for a hearing.
    - (i) Derek Bush, (Applicant #1)
    - (ii) Rashad Saleh, (Applicant #4)

  
Councillor S. Mahoney

  
Councillor D. Culham

RN:lk



# City of Mississauga

## MEMORANDUM

K-16

To: MAYOR AND MEMBERS OF COUNCIL

/63/

From: L. W. Stewart, Q. C.

City Solicitor.

Dept.

DATE FEB 22 1985

Dept.

FILE NO. Q.P.A. 1  
B/L 100-84

21st February, 1985.

C. A. DATE FEB 25 1985

SUBJECT: Ontario Municipal Board Hearing - Partial Referral of Official Plan Amendment No. 1 and Interim Control By-law 100-84 as requested by Calmist Holdings Limited

ORIGIN: Appointment for Hearing Ontario Municipal Board February 19th, 1985

COMMENTS: Calmist Holdings Limited are the owners of property at the southeast corner of John Street and Hurontario Street, Mississauga. They appealed the designation of the subject land under Official Plan Amendment No. 1. They also appealed Interim Control By-law 100-84. The Board set February 19th, 1985, for hearing on these matters.

Because By-law 100-84 has been extended by By-law 78-85 and the notification period had not yet expired and because Calmist had applied for rezoning of the lands and the matter is to go to Planning Committee on March 26th, 1985, the Board agreed to an adjournment of the hearing.

The Board directed that the matter be adjourned to May 27th, 1985, and have set aside two days for the hearing. The Board directed that new notices on the same terms and conditions as the old notices be sent out by the Clerk's Department with respect to the adjourned hearing. The Board suggested that assuming the planning report is adopted March 26th, 1985, and recommends a rezoning, that the rezoning take place so that there is adequate time to give notice of the passing of the by-law and the by-law can be heard at the same time as the other matters if there is to be an objection.

RECOMMENDATION: That the report dated February 21st, 1985, from the City Solicitor, re Ontario Municipal Board Hearing, Official Plan Amendment No. 1 and By-law 100-84, be received.

MWM/jalf  
cc: E. Halliday  
0975L

Approved by:  
City Manager

*L. W. Stewart*  
L. W. Stewart, Q. C.,  
City Solicitor.

✓ TO BE RECEIVED !



R-17

City of Mississauga

MEMORANDUM

To: MAYOR AND MEMBERS OF COUNCIL  
Dept. \_\_\_\_\_

From: L.W. STEWART, Q.C.  
City Solicitor  
Dept. \_\_\_\_\_

February 25th, 1985

C.A. DATE FEB 25 1985

**SUBJECT:** The Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities

**ORIGIN:** General Committee Resolution No. 192-85 as adopted by Council on February 11th, 1985. "That the City Manager be authorized to appoint a staff person to attend the hearing by the Commission on the Regulatory Control of Mobile PCB destruction facilities to present the position of Council as adopted in Resolution 373-84, or, as amended by any subsequent resolutions pertaining thereto".

**COMMENTS:** Staff from the City of Mississauga, in conjunction with the staff of the Regional Municipality of Peel have now had an opportunity to review the proposal of the Ministry of the Environment with respect to this matter and the Ministry's evidence in support thereof. Attached is a draft of a document entitled "Submission by the Corporation of the City of Mississauga to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities" dated February 25th, 1985. It consolidates many of the concerns of both the Region of Peel and the City of Mississauga with respect to the matters being considered by this Commission.

The position adopted by Council previously in Resolution 373-84 contained some matters which have been dealt with in the current Ministry of the Environment proposal. It is thought that it is not appropriate to simply reiterate the contents of resolution 373-84 to the Commission.

The attached document deals with many of the salient features of the previous resolution as well as others, in the context of the proposal presently being considered.

✓  
RESOLUTION AVAILABLE !

.../2.

R-17-a

-2-

February 25th, 1985

RECOMMENDATION: That a resolution be passed adopting the document entitled "Submission by the Corporation of the City of Mississauga to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities" dated February 25th, 1985, as the position of the Council of The Corporation of the City of Mississauga and that the said document be presented to the Commission of Inquiry on the Regulatory Control of Mobile PCB Destruction Facilities.

Approved by:  
City Manager

*L. W. Stewart for M.H.*  
L. W. Stewart, Q.C.  
City Solicitor

*RHS*  
RKG:aa  
0982L

cc: E. M. Halliday

R-17-b

SUBMISSION BY THE CORPORATION OF THE  
CITY OF MISSISSAUGA  
TO THE COMMISSION OF INQUIRY ON THE  
REGULATORY CONTROL OF MOBILE  
PCB DESTRUCTION FACILITIES

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The Council of The Corporation of the City of Mississauga, hereby respectfully submits to the Commission, the following brief with respect to those matters of particular concern to it, in connection with this inquiry.

The Corporation of the City of Mississauga has been actively involved in the public discussion of the problems surrounding the destruction of PCB's for some time. Previously, representatives of the City, the Regional Municipality of Peel and other area municipalities have studied the discussion papers issued by the Ministry of the Environment. Recommendations arising out of those studies were adopted by the Councils of both the City of Mississauga and the Regional Municipality of Peel and were forwarded to the Minister of the Environment.

With respect to the proposal currently being studied by this Commission, the City's position has not substantially changed from that which was previously adopted and forwarded to the Minister of the Environment. The following brief contains the salient features of that position:

.../2.

R-17-c

GENERAL APPROVAL

1. The Corporation of the City of Mississauga approves in principle, the concept of the Regulatory Control of Mobile PCB Destruction Facilities as contained in the Ministry of the Environment proposal document.

COMPLIANCE WITH LOCAL MUNICIPALLY ENFORCED REQUIREMENTS

2. In the proposal under the title "Site Approval" it is indicated that the proponent must submit to the Ministry of the Environment a copy of a letter from the Clerk of the local municipality in which the site is located indicating that all required local permits have been obtained. The Corporation of the City of Mississauga agrees with this requirement and requests that it be made clear in the regulations or the administrative package that proponents must obtain a letter from the Clerk of the local municipality in which the site is located indicating that it complies with all municipally enforced by-laws and statutes such as Zoning By-laws and the Building Code.

3. The Proposal calls for copies of letters of transmittal of a contingency plan filed with the local City Clerk, Police and Fire Officials and the local Medical Officer of Health. It is submitted that the applicant should be required to provide copies of letters from these agencies indicating their satisfaction with the contingency plan filed. Our Fire Department has indicated that all of the concerns of appropriate agencies must be addressed at each site and that there be input from each with respect to this plan.

R-17-d

-3-

4. One other concern raised by the Fire Department is that, due to the extreme health hazard problem of this product when involved in decomposition by an accidental fire it should be mandatory to have decontamination showers on site. This would serve both the workers and firefighters, including other agencies forced to work in the area and who could be in contact with the by-products of the undesirable incomplete combustion. Our hospitals are emphatic that they do not wish to have their emergency wards contaminated to the point closure due to the influx of contaminated persons seeking aid. They request and require on site decontamination procedures.

SITE APPROVAL, PUBLIC NOTIFICATION AND COMMENT

5. The proposal suggests a 30 day period for notice and comment within the municipality in which the site is proposed. The applicant will be directed to provide notice by notifying in writing the local City Clerk and the Medical Officer of Health and by advertising at least 3 times in a daily newspaper serving the said municipality. It is submitted that the Clerk of the Regional or County levels of government also be notified.

6. It is not clear from the proposal how this requirement and the time frame suggested relates to the requirement of obtaining a letter from the Clerk of the local municipality indicating compliance with local by-laws and permits. It is submitted that in order to permit circulation of the application to all concerned

.../4.

R-17-e

municipal departments and officials and to permit time to receive their comments and coordinate the response of the municipality, that a longer period of time such as 60 days be required from the time of giving notice and the filing of a contingency plan. During this time, Municipal Officials will not only be able to study the application but also will be able to prepare the appropriate letters of approval which the applicant will have to file with the Ministry as suggested above in paragraphs 2 and 3.

7. If the Minister does not adopt the Three Member Committee approach, preferred by many Ontario Municipalities, to review the application prior to the 30 day notice period, there must be provision for notice to the Municipal Clerk and other officials for processing of the application long before the 30 day notice period.

8. It is recognized that some consolidation of waste must occur at Mobile Facilities to make the units cost effective. Because the units are mobile and there are restrictions on the length of time a unit can operate in any one municipality, there will be a tendency to consolidate wastes from a local geographic area. The site approval also requires the proponent to identify the volumes of waste to be destroyed as well as their type and origin. Therefore, The Corporation of the City of Mississauga agrees with the concept of the grouping of local municipalities for the purpose of permitting Mobile PCB Destruction Facility waste disposal sites to service the collective area, keeping in mind that the principal

K-11-1

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rationale of the Mobile Facility is to permit it to travel to the location of the waste rather than to have extensive transportation of waste to a fixed disposal site.

#### CLASS II FACILITIES

9. Because these facilities, which process low concentration PCB wastes by chemical means, do not involve the high temperature combustion of PCB's and very little emissions into the environment, if any, and because The Corporation of the City of Mississauga has confidence in the Ministry's proposal as it relates thereto, we have no specific submissions in this connection. The following submissions relate primarily to the Class I incineration facilities.

#### TECHNOLOGY APPROVAL

10. The Ministry's proposal will allow an incinerator to be approved without the need for a trial burn if there is sufficient data to indicate that the unit can comply with the regulation. To assure performance of the system, a test burn should be performed by every unit in respect of which there is an application for a license. It might be possible to reduce the time and cost to the proponent if the test burn could be run in conjunction with the first disposal site where there was sufficient data to indicate that the unit would likely be able to comply with the regulation. The testing would include all stack and liquid effluents monitoring to ensure that the unit was able to perform in accordance with the supplied data.

.../6.

R-17-9

MONITORING AND SAMPLING WHILE IN OPERATION

11. The following are the City's submissions with respect to the 4 aspects of operations monitoring:

- (a) Process Monitoring Because of the heavy reliance placed on process monitoring to control the operation of the facilities, and because of the mobile nature of the facilities and the disturbance of instruments which may result, it is submitted that there ought to be dual process monitoring instrumentation required upon each unit;
- (b) STACK SAMPLING It is important that stack sampling and analysis should occur at each location during the initial 24 hours after start up. This will ensure that no problems have occurred during the transportation of the unit. It will also act as a performance comparison that could be used as the facilities age and could be used to evaluate the need for any further testing of the technology;
- (c) ENVIRONMENTAL MONITORING Continuous ambient air samples will be collected and analysed the first time that the facilities are operated in Ontario. After that, samples will be collected two days out of each week that the unit is operating. Provided the stack sampling on start up and the environmental monitoring is carried out as indicated, no further samples should be required;

R-17-2

-7-

- (d) MONITORING PERSONNEL To assure that the facilities are being operated according to the conditions of approval, an independent or MOE Site Inspector should be assigned to the site at all times during operation. Since the units are mobile with strict operating time limits, this should not present an undue hardship upon the Ministry or the proponent.

SITE TIME DURATION

12. Consideration should be given to increasing the time allowed for facilities to be set up at any one site. The Ministry proposal for 90 days could be increased to 120 days to allow for operational down time. However, the operational time should remain consistent with the Ministry's proposal ( 1,440 hours).

PERFORMANCE BOND AND INSURANCE

13. The proposal requires the applicant to post a performance bond of a minimum of \$50,000.00 to cover the cost of clean up and site rehabilitation that may be required if the applicant fails to do so. The City agrees with this requirement as a minimum amount for a performance bond. It is to be hoped that the Ministry would exercise its discretion to require an increased amount where site conditions might warrant.

.../8.

K-17-i

14. However, the proposal does not appear to require that the applicant provide evidence of insurance for public liability and property damage. It is recommended that such insurance be a requirement and that the limits be at least in the area of \$2,000,000.00.

CONCLUSION

15. The Corporation of the City of Mississauga is a local area municipality within the Regional Municipality of Peel, and as such waste disposal does not fall specifically within its sphere of authority. With respect to many of the technical aspects of the proposal, this municipality relies upon and supports the Regional Municipality of Peel in its position with respect to this matter.

16. The above submissions, of course, do not deal with all of the aspects of the Ministry's proposal. This municipality recognizes and appreciates the efforts of the Ministry of the Environment to achieve a solution to the problem of PCB's in Ontario. It is hoped that these submissions will constructively assist the Commission in its deliberations.

All of which is respectfully submitted by The Corporation of the City of Mississauga this 25th day of February, 1985.

REPORT 7-85

TO: Mayor and Members of Council

LADIES AND GENTLEMEN:

The General Committee of Council presents its seventh report and recommends:

- 223-85 That the banner flags located in front of the new home sales trailer at the north-west corner of Stanfield Road and Hedge Drive, Gardi Homes, be permitted to remain under the existing approval for the location of the sales trailer which expires in April 1985 and that two banner flags be allowed if an extension is requested and granted for the sales trailer to remain beyond this period.

L.01.06  
B.06.544.02  
(04-223-85)

- 224-85 That the request to General Committee at its meeting on February 13, 1985, by Mr. Celeste Iacobelli, Solicitor representing Anon Investments Limited, that the City not require a cash payment in lieu of the construction of sidewalks on Geran Crescent, Beaverbrook Way and Fleet Street be denied (Glades of Fleet Subdivision - Plans M-300 and M-301).

B.06.300.02  
B.06.301.02  
(04-224-85)

- 225-85 That the Town of Oakville be advised that the City of Mississauga has no objection to By-law 1985-13 which is to correct By-law 1984-63 which will constitute the new comprehensive Zoning By-law for the Town of Oakville.

A.02.06.04.02  
(04-225-85)

- 226-85 That the report dated January 29, 1985, from the City Manager on the possibility of increasing levy contributions to the arena component of the New John Doe Account in the General Municipal Development Reserve Fund be referred back to the City Manager for further consideration.

J.05.83402.02  
(04-226-85)

Page 2  
February 13, 1985

- 227-85 That no action be taken with respect to the resolution passed by the City of St. Catharines requesting that the Minister of Revenue be petitioned to amend The Assessment Act to specifically provide that Credit Unions be liable to pay business tax in the same manner as other financial institutions.

J.06.03.04  
(04-227-85)

- 228-85 That a by-law be enacted authorizing execution of the Offer to Purchase dated February 5, 1985, from 541861 Ontario Limited (Dixie Bell Plaza) for Part of Block B on Registered Plan 611 and any further documents required pursuant to the provisions of the Agreement of Purchase and Sale (land located on the east side of Constitution Boulevard, north of Dundas Street East).

E.01.01  
(04-228-85)

- 229-85 That a by-Law be enacted authorizing the City Solicitor to commence legal action to enforce payment of outstanding arrears for business tax, against the following named individuals and/or companies and to settle or compromise the said actions, including the making or accepting of offers of settlement, with the concurrence of the Treasurer.

<u>DEBTOR</u>	<u>AMOUNT OWING</u>
Dymatic Inc.	\$4,686.78
Rich Robinson (United Business Products)	951.17
Grandhard Manufacturing Limited	5,191.86
Akbarali Moorani (Pure Food Products)	9,192.35
Antal Eisenbacher (Hedrich Furniture Design and Manufacturing)	7,262.29
Henry Karreman (Streetsville Optical)	961.00
Culross Products Limited	9,394.01

J.06.02.01  
(04-229-85)

- 230-85 That the report dated February 6, 1985, from the City Treasurer with respect to the purchases between \$10,000.00 and \$25,000.00 for the month of January, 1985, be received.

K.01.01  
(04-230-85)

- 231-85 That Members of Council and Department Heads submit to the City Clerk names of candidates from the City of Mississauga and its agencies and boards to be considered for the 1985 Vanier Medal which is awarded annually to an outstanding public servant as a mark of distinction and administrative excellence.

A.01.01  
(04-231-85)

- 232-85 (a) That the Ministry of Transportation and Communications be advised that the City of Mississauga concurs with the recommended interchange concept 2A.
- (b) That the physical elimination of eastbound to northbound left turns at the intersection of Erin Mills Parkway and the North Sheridan Way be deferred until actually required by traffic operations.
- (c) That the Ministry of Transportation and Communications be requested to advance the timing of the reconstruction of this interchange into the next 5 year programme.
- (d) That the report dated January 17, 1985, from the Commissioner of Engineering and Works with respect to the proposed design for the Q.E.W./Southdown Road/Erin Mills Parkway Interchange be forwarded to the Region of Peel for their information and comment.

A.02.03.02.01  
(04-232-85)

- 233-85 (a) That the Region of Peel be advised that the City of Mississauga wishes to have sidewalks installed to complete the sidewalk on the east side of Airport Road from Derry Road to American Drive in conjunction with their proposed reconstruction works, the cost of which will be paid for by the City and that the streetlighting on Airport Road be upgraded to current City standards at the Region of Peel's expense.
- (b) That the 1986 Capital Budget contain an item in the amount of \$85,000.00 to cover the installation of sidewalks on the east side of Airport Road between Derry Road and American Drive to be done in conjunction with the Region of Peel's reconstruction contract.

J.O.01  
(04-233-85)

- 234-85 That notwithstanding Condition 2(d) of Schedule 'C' of the Servicing Agreement for Plan 43M-467, the developer, Talco/Gismondi Construction Ltd., be permitted to defer the construction of a walkway on Block 35 until the spring of 1985 subject to the installation of a Standard Future Pedestrian Walkway Sign.

B.06.467.02  
(04-234-85)

- 235-85 (a) That the City of Mississauga assume the municipal works as constructed by developer under the terms of the Engineering Agreement for the Erin Mills-Meadowvale West Neighbourhood 310A, Plan M-382, located north of Britannia Road West and west of Winston Churchill Boulevard.
- (b) That the remaining securities for the Engineering Agreement for Plan M-382 be released to the developer, Cadillac Fairview Corporation Limited.
- (c) That a by-law be enacted establishing the road allowance within Plan M-382 as public highway and part of the municipal system of the City of Mississauga.

B.06.382.02  
(04-235-85)

- 236-85 (a) That the City of Mississauga assume the municipal works as constructed by developer under the terms of the Engineering Agreement for the Mississauga Road Estates Subdivision, Plan M-25, located north of the North Sheridan Way and east of Erin Mills Parkway.
- (b) That the remaining securities for the Engineering Agreement for Plan M-25 be released to the developer, Geran Holdings (Peel) Limited.
- (c) That a by-law be enacted establishing the road allowance within Plan M-25 as public highway and part of the municipal system of the City of Mississauga.

B.06.025.02  
(04-236-85)

- 237-85 That notwithstanding the requirements of the Setback Agreement dated March 31, 1978, the homeowner on Lot 8, Plan M-233 (Mr. D. Duncan, 5386 Drenkelly Court) be advised that the 12 feet x 12 feet garden shed may be located within 25 feet of the rear lot line.

B.06.233.02  
(04-237-85)

- 238-85 That consideration be given to include the reconstruction of Dunbar Road, Argyle Road, and Rugby Road in the 1986-1990 Capital Budget during the 1986 Capital Budget discussions.

F.02.01  
C.04.10  
(04-238-85)

- 239-85 That the report dated February 12, 1985, from the City Manager with respect to the invitation from Kariya, Japan, to the City to attend Kariya's 35th Anniversary Ceremonies be received.

A.04.12.01  
(04-239-85)

- 240-85 That the City Solicitor prepare a detailed report regarding the Ontario Municipal Hearing on the West Cooksville Secondary Plan Official Plan Amendment No. 3 and No. 61 and particularly the reasons for the deferral of the hearing in November, the criticism by the Board as to the City's notification to affected parties and the procedures followed by the Ontario Municipal Board in dealing with this matter.

O.P.A. 3  
O.P.A. 61  
(04-240-85)

- 241-85 That the report dated January 28, 1985, from Mr. A. Franks, Commissioner of Building, relating to the concerns expressed by Mr. Stan Cook, President of the Independent Limousine Operators-Drivers Association about the A.P.T.V. (Limousine) Flat Rate Tariff, Schedule 3 of By-law 697-84, be received.

L.08.01  
(10-8-85)

- 242-85 (a) That the letter of Notification to Mr. R. Nisbet, Manager of Public Vehicle Licensing Section and a copy of the application to the Ontario Highway Transport Board from June Lewicki, operating as Lewicki Transportation Services, informing of their intended passenger service within the City of Mississauga, be received.
- (b) That Mr. Edward Dowling, General Manager of Mississauga Transit, be informed of this intended service.
- (c) That the Ontario Highway Transport Board and June Lewicki of Lewicki Transportation Services be notified that the Vehicle Licensing Section of the City of Mississauga does not object to the intended service as there is no City by-law to regulate this intended service.

L.08.01  
(10-9-85)

Page 6  
February 13, 1985

243-85 That the Summary of Unfinished Business relating to the Public Vehicle Authority as of February 4, 1985, be received.

A.03.04.01  
(10-10-85)

- 244-85 (a) That the report dated January 28, 1985 from the Tariff Sub-Committee established by the Public Vehicle Authority at its meeting on August 7, 1984 to review the existing taxicab and public vehicle tariff structure and corresponding Airport flat rates, be referred back to the Sub-Committee for further detailed consideration.
- (b) That the report dated January 23, 1985 from Mr. A. Franks, Commissioner of Building, regarding the taxicab and public vehicle tariff structure and corresponding Airport flat rates, be referred to the Tariff Sub-Committee for consideration.
- (c) That the comments from the various Industry members made to the Public Vehicle Authority at its meeting on February 4, 1985, which are included in the Minutes of that meeting, be taken into account by the Tariff Sub-Committee in reconsidering the reports referred to in (a) and (b) above.
- (d) That Mr. A. Franks, Commissioner of Building, be requested to prepare a report for submission to the next meeting of the Public Vehicle Authority scheduled for March 4, 1985, on the appropriateness of tariff increases for taxicabs and A.P.T.V. (Airport Public Transportation Vehicles), and further, that such a report recommend tariff adjustments, if considered necessary.

L.08.01  
(10-11-85)

REPORT 8-85

TO: Mayor and Members of Council

LADIES AND GENTLEMEN:

The General Committee of Council presents its eighth report and recommends:

- 245-85 That Tender TPS-30-1985 for the Supply & Delivery of Tires, Tubes and Tire Repair Service be awarded to the following companies as being the lowest acceptable bids received in the respective categories:

Canada Supply & Tire Inventoried Tires - (Category A)	\$ 7,867.90
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United Tire & Rubber Co. Ltd. Non-Inventoried Tires & Repair Service (Category B)	\$11,390.77
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Total Estimated Cost to the City -	\$19,258.67
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K.11.01  
(04-245-85)

- 246-85 That the following recommendations made by Councillor S. Mahoney at the General Committee meeting on February 20, 1985, be deferred to a Special Council meeting to be held on Wednesday, February 27, 1985, at 10:00 a.m., with respect to the Shell Canada Credit Points Village development and that the City Manager and Commissioner of Engineering and Works prepare a report on the financial impact of this development for consideration at that meeting (lands located south of Eglinton Avenue West/west of the Credit River, east of the Canadian Pacific Railway):

- (a) that Shell Canada (Credit Points) not be required to install that portion of the storm sewer from the C.P. rail line to the culdesac on the south-west boundary of its development;
- (b) that a residential reserve be placed on the lot which may or may not be required to provide access to the Zaichuk lands to the south of this development.

T-81008  
(04-246-85)

- 247-85 That the Erindale Girl Guides be granted permission to camp out in Erindale Park, October 4, 5 and 6, 1985.

I.03.01  
(04-247-85)

Page 0  
February 20, 1985

- 248-85 (a) That the Commissioner of Building be appointed as the authorized agent to process and approve grants and/or loans not exceeding \$7,500.00 in accordance with the Standards of Maintenance and Occupancy By-law 611-74 and pursuant to the Housing Development Act Regulation 688-74.
- (b) That the Commissioner of Building be authorized to execute on behalf of the City of Mississauga any documents relating to the Ontario Home Renewal Program and submit quarterly activity reports to the Ministry of Municipal Affairs and Housing as required.
- (c) That the Commissioner of Building report annually to Council on the activities of the Ontario Home Renewal Program.

L.01.03  
(04-248-85)

- 249-85 That the report dated February 14, 1985 from the City Solicitor relating to the Appointment for Hearing at the Ontario Municipal Board in the matter of a reference to the Ontario Municipal Board of Official Plan Amendment Number 3 (West Cooksville Secondary Plan), By-law 610-76 and Official Plan Amendment Number 61 - Herman Development Corporation (lands located at the intersection of Mavis Road and The Queensway) be received.

O.P.A. 3  
O.P.A. 61  
By-law 610-76  
(04-249-85)

- 250-85 That the report dated February 13, 1985, from the Commissioner of Planning and the City Solicitor on the "Proposed Regional Guidelines and Procedures for Processing Exemptions under the Retail Business Holiday Act" be referred to the Region of Peel.

A.01.08.02  
(04-250-85)

- 251-85 That the resolution of the City of Windsor regarding amendments to The Assessment Act, be received.

J.06.03.01  
(04-251-85)

- 252-85 That the sum of \$23,713.76 be accepted as the 2% cash payment in lieu of land dedication for park purposes with respect to Building Permit File No. 32579 M-85 (Building 'C'), 567302 Ontario Limited (Part of Lots 7 and 8, Range 3, N.D.S. - lands located at the south-east corner of the intersection of Burnhamthorpe Road West and Central Parkway West).

L.03.84044  
(04-252-85)

- 253-85 That the Treasurer be authorized and directed to proceed with Tax Registration as outlined in the report dated February 8, 1985, from the City Treasurer and that a by-law be enacted to establish a scale of costs to be charged for proceedings under the Municipal Tax Sales Act in the amount as indicated in the report.

J.06.02.01  
(04-253-85)

- 254-85 That the Treasurer's Statement of Continuity of Capital Reserves as at December 31, 1984 (2nd Close) be received.

J.02.01  
(04-254-85)

- 255-85 That the Treasurer's Statement of Continuity of Current Reserves and Reserve Funds as at December 31, 1984 (2nd Close) be received.

J.02.01  
(04-255-85)

- 256-85 That the Treasurer's Statement of Continuity of Unallocated Reserves and Amenities Receipts as at December 31, 1984 (2nd Close) be received.

J.02.01  
(04-256-85)

- 257-85 That the question of designating the three Millworkers' Double Houses (located at 1975-95, 1607-05 and 1615-13 Eglinton Avenue West (Plan 301, Lot 10, 11, 12) for their historical and architectural significance be referred to the Commissioner of Recreation and Parks for a report back to General Committee in thirty days (March 20, 1985).

I.10.78002  
(04-257-85)

- 258-85 That the resolution passed by the Toronto Civic Pensioners' Protective Association requesting the Prime Minister of Canada to allay the fears of all senior citizens with respect to its social programs be endorsed.

A.02.06.02  
(04-258-85)

Page 2  
February 20, 1985

- 259-85 That the report of the Commissioner of Engineering and Works dated February 8, 1985 regarding the Computerized Traffic Control System be received.

J.05.82043  
(04-259-85)

- 260-85 That a by-law be enacted authorizing execution of an agreement between Qazi Construction Limited and the City of Mississauga with respect to the future extension of Symphony Court (formerly Smeena Court) across Block 43, Plan 43M-437, Pinemeadow Estates Subdivision - Phase II, located north of Barbertown Road and east of Mississauga Road and that the City Solicitor be directed to register this agreement on the title of Block 37 and that upon registration of this agreement on title, the City Treasurer be authorized to return the \$5,740.00 cash contribution for the future extension of Symphony Court to the developer, Qazi Construction Limited.

B.06.437.02  
(04-260-85)

- 261-85 That the City of Mississauga assume the municipal works as constructed by R.M. Mayson Holdings Ltd. under the terms of the Servicing Agreement for C.A."B" 86 to 87/81M, Plan 43R-9447, located north of Rathburn Road East and east of Dixie Road and that the City Treasurer be authorized to release the Letter of Credit presently valued at \$16,005.76 to the developer, R.M. Mayson Holdings Ltd.

B.06.81086  
(04-261-85)

- 262-85 That the City of Mississauga assume the municipal works constructed by the developer under the terms of the Municipal Works Agreement for Burnmave Developments, Plan 43R-1274, S.P. 30-81, located south of Burnhamthorpe Road and west of Mavis Road and that the securities be released to the developer, Burnmave Developments,

02/23/82  
C.01.03  
(04-262-85)

- 263-85 That the report dated February 5, 1985, from the Commissioner of Engineering and Works concerning the intersection of Battleford Road and Edenwood Drive be received.

F.06.04.05  
(04-263-85)

- 264-85 That a by-law be enacted to amend Traffic By-law No. 444-79, as amended, dealing with Load Restrictions.

F.06.04.09  
(04-264-85)

- 265-85 That no further public meeting be called on the rezoning application 02/11/81, Donlee Holdings Limited, revised to include part of Lot 166, Registered Plan B-19 (lands located on the west side of Cawthra Road between Arbor Road and Atwater Avenue).

02/11/81  
(04-265-85)

- 266-85 (a) That a Secondary Plan be prepared for the Derry District (bounded by the Mississauga/Brampton boundary, Highway 410, Highway 401, Fletchers Creek, and the Mavis Road extension) having regard to current circumstances, particularly the Ontario Waste Management Corporation site selection process and its inherent time constraints.
- (b) That the Ontario Waste Management Corporation be informed of the program to complete the Derry District Secondary Plan and requested to assure the City of Mississauga that the Corporation's site selection process will have regard to the results of the Secondary Plan program.

C.04.15  
(04-266-85)

- 267-85 (a) That the report dated February 20, 1985 from the Commissioner of Planning concerning the proposal by the Metropolitan Toronto and Region Conservation Authority to establish a water park in the Claireville Conservation Area be received.
- (b) That the Brampton Committee of Adjustment be advised that the City of Mississauga has no objection to the application by the Metropolitan Toronto and Region Conservation Authority for minor variance to permit operation of a water park in Claireville Conservation Area by a private agency.

A.02.06.06.02  
(04-267-85)

- 268-85 That a by-law be enacted to amend Traffic By-law No. 444-79, as amended, to authorize installation of all-way stops at the intersection of Rathburn Road West and Deer Run.

F.06.04.05  
(04-268-85)

Page 4  
February 20, 1985

269-85 That the City of Mississauga continue legal action to collect the outstanding business tax claim against Bernard J. Kamin, Stanley Goodman and Donald Gardner (Kamin, Goodman and Gardner - 165 Dundas Street West).

J.06.02.03  
(04-269-85)

- 270-85 (a) That a by-law be enacted authorizing execution of the Offer to Purchase dated February 12, 1985, in the amount of \$35,000.00 submitted by Yvonne T. Fernandes for surplus City property located on Melton Drive at Sidney Drive and any further documents required pursuant to the provisions of the Agreement of Purchase and Sale (Part of Block A, Registered Plan 532, further described as Parts 3 and 5 on Plan 43R-3181).
- (b) That the Offer to Purchase dated February 12, 1985 in the amount of \$32,500 submitted by Donald and Vickie May not be accepted for surplus City property located on Melton Drive at Sidney Drive (Part of Block A, Registered Plan 532, further described as Parts 3 and 5 on Plan 43R-3181).
- (c) That the Offer to Purchase dated February 13, 1985 in the amount of \$29,000 submitted by Edmondo Anselmo not be accepted for surplus City property located on Melton Drive at Sidney Drive (Part of Block A, Registered Plan 532, further described as Parts 3 and 5 on Plan 43R-3181).

E.02.02.10  
(04-270-85)

UB-3

CITY OF MISSISSAUGA  
PLANNING DEPARTMENT

ITEM:  
FILE: West Cooksville  
DATE: February 25, 1985

TO

H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM

R.G.B Edmunds, Commissioner of Planning

SUBJECT

West Cooksville Secondary Plan  
Special Site Area 5

ORIGIN

Planning Department

BACKGROUND

On January 22, 1985, Planning Committee adopted the following recommendation pertaining to the development of Special Site 5:

"That the designation "Land Use To Be Determined" pertaining to Special Area 5 in the West Cooksville Secondary Plan be replaced by the following:

SITE 5

The lands identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context if the following:

- a. a development plan for the area bounded by Carlanne Place, Louis Drive, Mavis Road and Queensway West satisfactory to the City;
- b. Residential Low Density II will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;

ITEM:  
FILE: West Cooksville  
DATE: February 25, 1985

- c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10 000 sq.ft.) unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19 400 sq.ft.) Gross Leasable Area is demonstrated to City Council through reports on market feasibility, market impact, and the transportation system;
- d. the preferred location of the Convenience Centre is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West."

General Committee on February 6, 1985, amended Item c of the above recommendation in response to a letter from Weir and Foulds (attached) representing one of the landowners of Special Site Area 5. Item c was amended to read as follows:

- "c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10 000 sq.ft.), unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19 400 sq.ft.) Gross Leasable Area is demonstrated to City Council through reports on the size and type of each use proposed for the Centre. No food store shall exceed 930 m<sup>2</sup> (10 000 sq.ft.);"

On February 11, 1985, City Council deferred consideration of this matter to the General Committee meeting scheduled for February 20, 1985.

The attached letter dated February 13, 1985, from Mr. R.K. Webb, Q.C., representing the Glensharon Residents' Association was submitted to General Committee on February 20, 1985.

#### COMMENTS

The letter from Mr. Webb on behalf of the Glensharon Residents' Association addresses four points regarding Amendment 61 and the designation of Special Site 5.

1. Section 1 of Amendment 61 (relates to Section 3.4.2 of the West Cooksville Secondary Plan)

The question of whether the word "will" or "may" should apply in the following policy statement in Section 3.4.2 of the West Cooksville Secondary Plan:

"Commercial establishments (will) (may) be provided within each of the following designations."

ITEM:  
FILE: West Cooksville  
DATE: February 25, 1985

The word "will" is used in the Primary Plan to indicate the goals and objectives of the City. At the Secondary Plan level, "will" is generally used in undeveloped areas, and "may" in existing or developed areas of the City. In this situation, "may" would be appropriate since West Cooksville is a developed area and the recommended land-use designation for Special Site 5 involves development options.

2. Section 3 of Amendment 61 (relates to Section 3.4.2.2 of the West Cooksville Secondary Plan)

The concern here is that the provisions of Amendment 61 pertaining to Convenience Commercial Centres are not identical to those in Amendment 52, which amended the Commercial Policies in the Primary Plan.

Although the wording is slightly different, the intent and regulations of the policies are identical in the two documents. Therefore, no change to Amendment 61 (Section 3.4.2.2 of the West Cooksville Secondary Plan) is necessary.

3. Expansion of a Convenience Centre

Mr. Webb is requesting that an expansion of a Convenience Centre beyond 930 m<sup>2</sup> G.L.A. should only be considered through an amendment to the Official Plan, to ensure that those who may be affected by the increase in the size of the centre will be guaranteed a voice in the process.

The concern "to be involved in any process related to the expansion of a Convenience Centre" is addressed by the fact that a public meeting must be held in conjunction with any rezoning by-law.

4. Proposed Modification of Item c

General Committee has approved the request of Mr. Stein for the following wording of Item c:

- "c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10 000 sq.ft.) unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19 400 sq.ft.) Gross Leasable Area is demonstrated to City Council through reports on the size and type of each use proposed for the Centre. No food store shall exceed 930 m<sup>2</sup> (10 000 sq.ft.);

ITEM:  
FILE: West Cooksville  
DATE: February 25, 1985

Mr. Webb requests the wording of Amendment 52:

A Convenience Centre will generally not exceed a gross leasable area of approximately 930 m<sup>2</sup>; however, consideration will be given to allowing development up to a limit of 1 800 m<sup>2</sup> Gross Leasable Area, subject to its being satisfactorily demonstrated to City Council through studies, reports, and design drawings, that the proposal is feasible and appropriate in terms of the market, traffic, impact on other retail commercial facilities, and compatibility with nearby land use."

With regards to the amount of commercial development that could be supported on Special Site 5, market feasibility and impact studies have been completed which indicate if the site is to be developed for retail commercial purposes it could accommodate a Convenience Centre with up to a maximum of 1 800 m<sup>2</sup> G.L.A.

The further analysis required as part of the future, possible rezoning of Site 5 need only address the size and type of each proposed use within the centre. Consequently, in order not to prejudge the mix of a proposed centre Item c as suggested by Mr. Stein remains appropriate with the deletion of the sentence:

"No food store shall exceed 930 m<sup>2</sup> (10 000 sq.ft.)."

#### RECOMMENDATIONS

1. That Section 1 of Amendment 61 - Section 3.4.2, Commercial, in the West Cooksville Secondary Plan, be modified read as follows:

"Commercial establishments may be provided within each of the following designations;"

2. That the designation "Land Use To Be Determined" pertaining to Special Area 5 in the West Cooksville Secondary Plan be replaced by the following:

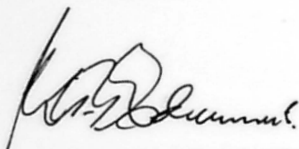
#### SITE 5

The land identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context of the following:

-5-

ITEM:  
FILE: West Cooksville  
DATE: February 25, 1985

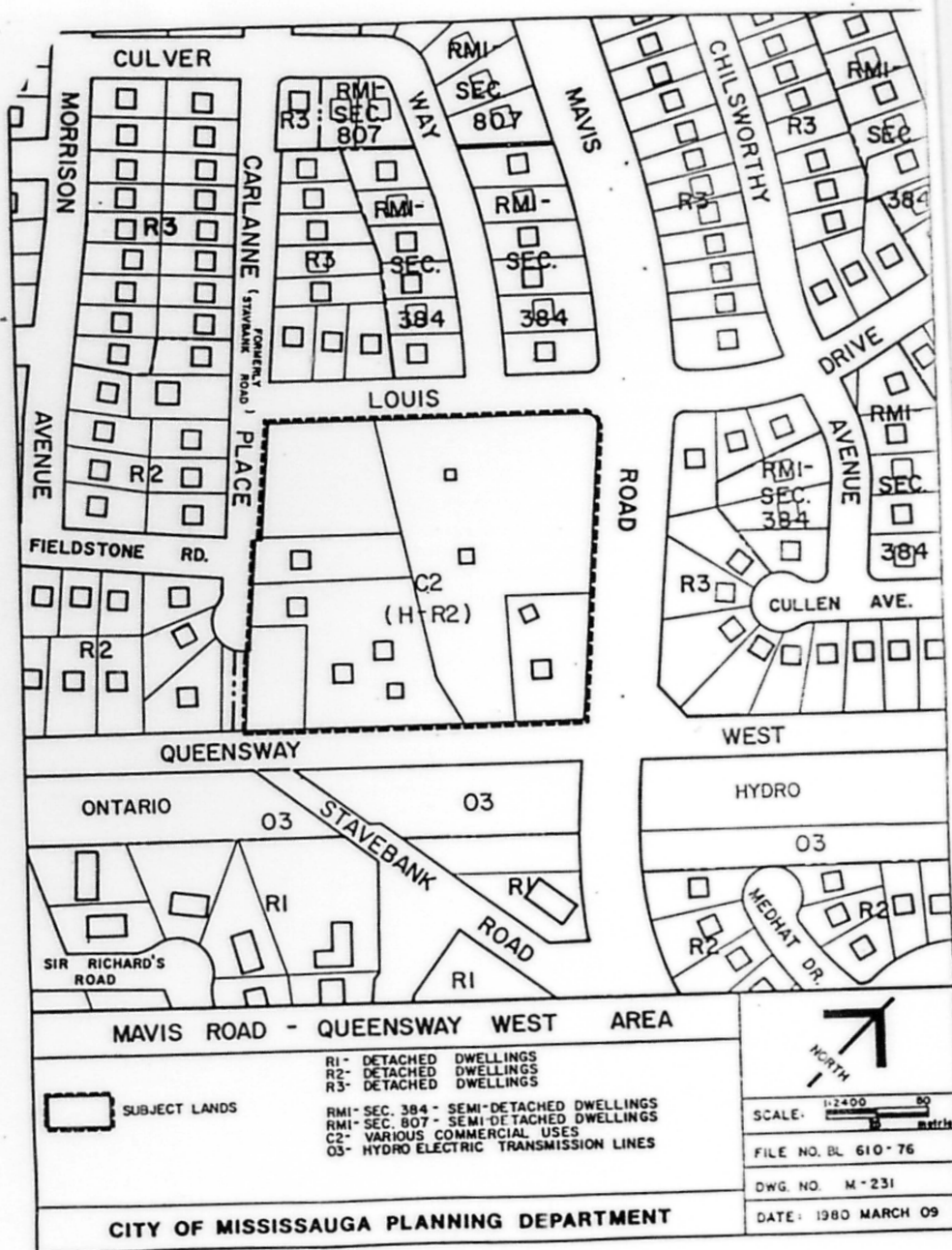
- a. a development plan for the area bounded by Carlanne Place, Louis Drive, Mavis Road and Queensway West satisfactory to the City;
- b. Residential Low Density II will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;
- c. the Convenience Centre will not exceed a Gross Leasable Area of approximately  $930 \text{ m}^2$  (10 000 sq.ft.), unless the appropriateness of its development up to a limit of  $1800 \text{ m}^2$  (19 400 sq.ft.) Gross Leasable Area is demonstrated to City Council through reports on the size and type of each use proposed for the Centre;
- d. the preferred location of the Convenience Centre is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West.



---

R.G.B. Edmunds  
Commissioner of Planning

1642a/0148a



**WEIR & FOULDS**  
Barristers & Solicitors

H.S.O. Morris, O.C.  
J.J. Carthy, O.C.  
M.J. McQuaid, O.C.  
L.H. Milrad  
G.R. Baker  
L.C.E. Tanaka  
J.G. Cowan  
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B.N. McLellan  
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*Law C* *✓ gc.*

VIA COURIER

February 4, 1985

Mr. R.G.B. Edmunds  
Commissioner of Planning  
The Corporation of the  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Sir:

Re: Market Feasibility and Impact Study, Special  
Site Area 5 - West Cooksville Secondary Plan

Further to the discussion which took place at the Planning Committee meeting late in the evening of January 22nd, we wish to confirm that we would like to continue to support the position of the City at the OMB hearing scheduled to commence on February 11th. However, the requirement that some form of market report be provided to justify the appropriateness of gross leasable area in excess of 10,000 sq.ft. is not supported in the Staff Report other than through a desire for consistency with OPA 52.

In accordance with our discussions at the Planning Committee, we would suggest that the recommendation respecting Site 5 be amended so that item c. reads as follows:

"The Convenience Centre will not exceed a gross leasable area of approximately 930 m<sup>2</sup> (10,000 sq.ft.) unless the appropriateness of its development up to a limit of 1,800 m<sup>2</sup> (19,400 sq.ft.) is demonstrated to City Council through reports on the size and type of each use proposed for the Centre. No food store shall exceed 930 m<sup>2</sup> (10,000 sq.ft.)."

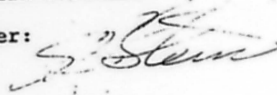
Page 2

We would certainly be happy to discuss your thoughts on this proposed wording and invite you or Mr. Calvert to contact the writer.

Yours very truly,

WEIR & FOULDS

Per:



Stanley B. Stein

SBS/bs

cc - Mr. John Calvert

DAVIS, WEBB  
BARRISTERS AND SOLICITORS  
41 GEORGE ST. SOUTH

BRAMPTON, ONTARIO  
L6Y 2E1

RONALD K. WEBB, O.C.  
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BRUCE W. TINSLEY, B.A., LL.B.  
J. DAVID OSTLER, B.A., LL.B.  
JAMES R. INGLIS, B.B.A., LL.B.  
NEIL G. DAVIS, B.A., LL.B.

A. GRENVILLE DAVIS, O.C.  
(1916-1973)

The Mayor and Members of Council  
of the City of Mississauga  
One City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Madam Mayor and Members of Council:

Re: West Cooksville Secondary Plan  
Official Plan Amendment No. 3  
Glensharon Residents' Association

Our client's basic position is that Special Site 5 should be designated for Low Density Residential 2 use only.

We understand that it is the position of Planning Department and Council of the City of Mississauga that the land use designation should be Low Density Residential 2 or Convenience Commercial and Low Density Residential 2.

Our client also supports the approval of By-law 610-76. Our client would support a zoning by-law which zones the lands for residential use consistent with the designation Low Density Residential 2.

If a Convenience Commercial designation is to apply then it is our position that Official Plan Amendment No. 61 should be modified as hereinafter set out;

Section 1 which relates to Section 3.4.2 of the Primary Plan is proposed to read as follows.

"Commercial establishments will be provided within each of the following designations:"

It is our respectful submission that the word "will" should be replaced by the word "may" so that it is clear that commercial establishments may be permitted rather than as it is now worded which means that it is directory or perhaps even obligatory that commercial establishments will be provided.

FEB 14 1985

TELEPHONES  
BRAMPTON 451-6714  
TORONTO  
AREA CODE 416  
February 13, 1985

Section 3 which relates to Section 3.4.2.2 Convenience Commercial Centre.

In Section 6 of Official Plan Amendment No. 52, Section 5.5.5.2 (a) was incorporated into the Official Plan. It provided as follows:

"A Convenience Centre will generally not exceed a gross leaseable area of approximately 930 m<sup>2</sup>; however, consideration will be given to allowing development up to a limit of 1800 m<sup>2</sup> Gross Leaseable Area, subject to its being satisfactorily demonstrated to City Council through studies, reports, and design drawings, that the proposal is feasible and appropriate in terms of the market, traffic, impact on other retail commercial facilities, and compatibility with nearby land use."

In Official Plan Amendment 61 the comparable section which was to be Section 3.4.2.2 (a) reads as follows:

"A Convenience Centre will generally not exceed a gross leaseable area of approximately 930 m<sup>2</sup>; however, consideration will be given to allowing development up to a limit of about 1800 m<sup>2</sup> gross leaseable area, if supported by a market feasibility and impact study, and appropriate transportation studies and design drawings."

At the very least, and this is not our client's position, the provisions of Official Plan Amendment 61 should be identical to the provisions of Official Plan Amendment 52. As is indicated in the Planning Department Report of January 22, 1985 on page 3 in the second paragraph on that page, "the Board directed that those policies should be incorporated into the West Cooksville Secondary Plan before February 11, 1985 so that they could be taken into consideration." Furthermore, as is stated in the first paragraph on page 9 on the January 22, 1985 report, "the market study would address among other things, the size and type of each use proposed for the Centre, to ensure that the development would function as a Convenience Centre and have an acceptable level of impact on existing facilities."

Our client's position is that an expansion of a Convenience Centre beyond 930 m<sup>2</sup> should only be permitted through a further amendment to the Official Plan so as to ensure that those who will be affected by the increase in the size of the Centre will be guaranteed a voice in the process. If it is only up to Council to consider the reports as is contemplated by the provisions of Official Plan Amendment 52 then there would be no legal requirement of notice to the neighbours. The neighbours are anxious that they have the

DAVIS, WEBB

legal right to be involved in any process related to the expansion of a Convenience Centre.

By letter dated February 4, 1985 addressed to Mr. R.G.B. Edmonds, the law firm of Weir & Foulds who represent one of the owners of land in the area proposed a further watering down of the requirements of Official Plan Amendment No. 52. It was proposed by Weir & Foulds that the section should read as follows, "the convenience centre will not exceed a gross leaseable area of approximately 930 m<sup>2</sup> unless the appropriateness of its development up to a limit of 1800 m<sup>2</sup> is demonstrated to City Council through reports on the size and type of each use proposed for the centre. No food store shall exceed 930 m<sup>2</sup>."

Clearly, what is proposed by Weir & Foulds is not consistent with the provisions of Official Plan Amendment 52 and therefore should not be incorporated in Official Plan Amendment 61 or Official Plan Amendment 3. Furthermore, in the proposal by Weir & Foulds it appears that an attempt is being made to insert a food store as a permitted or contemplated use whereas the provisions of Official Plan Amendment 52 and Official Plan Amendment 61 clearly state in the definition section that land designated convenience centre will only be used for office and service retail establishments.

We hope that you will give serious consideration to these submissions and that you will not accept the proposal put forward by Weir & Foulds but that you will approve of the modifications which we have requested to the wording of Official Plan Amendment 61 to bring it more into line with the provisions of Official Plan Amendment 52.

Should you wish any further information from us we will be pleased to provide it.

Yours truly,  
DAVIS, WEBB

*Ronald K. Webb*  
Ronald K. Webb Q.C.

cc: David Culham, Councillor,  
City of Mississauga  
✓ John Calvert, Planning Department  
City of Mississauga  
Virginia McLean, Law Department  
City of Mississauga  
Stan Stein, Weir & Foulds  
Barristers & Solicitors, Toronto  
Richard Arblaster, Aird & Burlis  
Barristers & Solicitors, Toronto

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UB-3

CITY OF MISSISSAUGA  
PLANNING DEPARTMENT

ITEM:  
FILE: West Cooksville  
DATE: January 22, 1983

G. C. DATE FEB 06 1983

TO D. Culham, Chairman, and Members of the City of  
Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Market Feasibility and Impact Study  
Special Site Area 5 - West Cooksville Secondary Plan

ORIGIN Planning Department

COMMENTS 1. Background

As directed by City Council on August 18, 1982, the Planning Department prepared, with consultant assistance with consumer surveys and research, a market feasibility and impact report on the future development of lands at the northwest corner of Mavis Road and Queensway West (Special Site Area 5 as shown on Figure 1). It was submitted to Planning Committee on December 7, 1982, but deferred until staff had prepared a supplemental report addressing issues raised by the Ward Councillor.

On January 20, 1983, Planning Committee received the supplemental report and recommended that the City oppose the site plan application as submitted by the Herman Development Corporation before the Ontario Municipal Board scheduled for February 21, 1983.

UB-3-a

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ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

The position of the City to oppose the Herman application did not, however, totally address the issue of the future land use for Special Site Area 5. Although the market feasibility and impact study and the supplemental report recommended a limit on the amount of retail and food floor space for each of the commercial options, the question of the most appropriate land use was not resolved. Consequently, on March 3, 1983, Planning Committee considered a report which evaluated the future land use options in relation to the site location, compatibility of land uses, and the results of the market feasibility and impact study. The report concluded that the lands should be developed for low density residential purposes (detached and semi-detached dwellings), or a combination of convenience commercial, with a maximum size of 1 800 m<sup>2</sup> (19,400 sq. ft.) gross leasable area, and low density residential development. This recommendation eliminated the option for a Neighbourhood Centre. Planning Committee referred the report to the Ward Councillor and the Commissioner of Planning to determine a suitable method of obtaining public input.

A public meeting was held on June 8, 1983 to discuss the recommendations of the March 3, 1983 report with the residents and the landowners.

A further report, dated June 16, 1983, evaluated the comments received at the public meeting and recommended:

"That the designation 'Land Use To Be Determined' pertaining to Special Site 5 in the West Cooksville Secondary Plan be replaced by the following:

#### SITE 5

The lands identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context of the following:

- a. a comprehensive development scheme for the area bounded by Carianne Place, Louis Drive, Mavis Road and Queensway West approved by City Council;

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ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

- b. the Residential Low Density II designation will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;
- c. the Convenience Commercial Centre will be a maximum of approximately 1 800 m<sup>2</sup> (19,400 sq. ft.) gross leasable area;
- d. the preferred location of the Convenience Commercial development is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West."

This recommendation was adopted by City Council on July 13, 1983 and forwarded to the Ministry of Municipal Affairs and Housing for incorporation into the West Cooksville Secondary Plan. The matter was subsequently referred to the Ontario Municipal Board.

On October 24, 1984, the Ontario Municipal Board adjourned the hearing regarding a referral of parts of Amendment 3 (West Cooksville Secondary Plan) to February 11, 1985. Because the matter of the new commercial policies in Amendment 52 to the Primary Plan (adopted by City Council on July 18, 1984) was raised during the hearing, the Board directed that those policies should be incorporated into the West Cooksville Secondary Plan before February 11, 1985 so that they could be taken into consideration.

Amendment 52 was approved by the Minister of Municipal Affairs and Housing on December 3, 1984.

On January 14, 1985, City Council adopted Amendment 61 which changes the retail commercial policies of the West Cooksville Secondary Plan to bring them into conformity with the Primary Plan as revised by Amendment 52.

Briefly summarizing the foregoing events, Special Site 5 is now covered by different standards than it was before the current retail commercial policies were put into effect. For example, and of principal significance, the immediately allowable size of Convenience Centre has been changed from 1 800 m<sup>2</sup> (19,400 sq. ft.) to 930 m<sup>2</sup> (10,000 sq. ft.) gross leasable area. There is, however, provision in the current policies for such a centre to have 1 800 m<sup>2</sup> (19,400 sq. ft.) gross leasable area if the City is satisfied that the results of studies of market feasibility, impact on existing and planned commercial development, and the transportation system, fully support allowing the larger Convenience Centre.

UB-3-c

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ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

## 2. Summary of Market Feasibility and Impact Study

The report submitted to Planning Committee on December 7, 1982 concluded that:

- (a) The proposed site share of potential department store D.S.T.M. sales in 1986 would not be sufficient when considered in conjunction with an assumed sales performance level of \$1,453 per square metre (\$135 per square foot) gross leasable area and the usual minimum size of department stores to warrant a department store.
- (b) The 1986 projected food supermarket potential is \$6.8 million which translates into approximately 1 811 m<sup>2</sup> (19,500 sq. ft.) gross leasable area assuming sales of \$3 767 per square metre (\$350 per square foot). This potential floor space is less than the usual minimum size of supermarkets that have been built in the past few years. Nevertheless, a smaller supermarket offering a limited range of products could be supported.
- (c) Based on the findings of this study, and recognizing the current Official Plan policy that neighbourhood shopping centres requiring the support of a population beyond surrounding neighbourhoods will not be permitted, the proposed shopping centre should be limited in size of approximately 3 809 m<sup>2</sup> (41,000 sq. ft.) gross leasable area.

Consequently, the report recommended that the West Cooksville Secondary Plan recognize three land-use options for Special Site 5:

- (a) Residential Low Density II;
- (b) Residential Low Density II and a Convenience Commercial Centre with a maximum gross leasable area of 1 800 m<sup>2</sup> (19,400 sq. ft.);
- (c) Neighbourhood Commercial Centre with a maximum gross leasable area of 3 809 m<sup>2</sup> (41,000 sq. ft.) with a food supermarket that does not exceed approximately 1 765 m<sup>2</sup> (19,000 sq. ft.) gross leasable area and Residential Low Density II.

Those recommendations reflected the statistical findings of the market feasibility and impact study and the Official Plan policies regarding commercial centres.

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ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

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Further analysis, however, eliminated the Neighbourhood Commercial Centre as an option, notwithstanding the statistical findings of the study. It was considered that the development of that option might be problematic in that it anticipates a food supermarket of a size not usually built by supermarket chains and some D.S.T.M. uses usually found only in association with a standard-sized supermarket. Also, a Neighbourhood Centre would be less compatible than a Convenience Centre with the existing residential uses. Consequently, the option of a Neighbourhood Commercial Centre and Residential Low Density II should not be included in the West Cooksville Secondary Plan.

The recommended size of the Convenience Centre was based on the policies in the Primary Plan which allowed this type of centre to have a maximum size of 1 800 m<sup>2</sup> (19,400 sq. ft.) if the planning district did not contain a Neighbourhood Centre.

As regards the location of any commercial development on the site, it was confirmed as part of this analysis that the locational policy in the draft Secondary Plan - commercial development to be as close as possible to the intersection of Mavis Road and Queensway West - should be retained and implemented during the rezoning and site plan process.

### 3. Review of the Market Feasibility and Impact Study

As two years have elapsed since the preparation of the November 1982 market study, the assumptions and data of the report should be reviewed and, if necessary, updated.

#### 3.1 Trade Area

Since there does not appear to be any reason why the trade area should be changed, it has been retained for the purposes of the review.

#### 3.2 Population

Population projections have been updated in accordance with current figures and the forecast period extended from 1987 to 1989, as shown in Table 1.

UB-3.2

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TABLE 1

TRADE AREA POPULATION PROJECTIONS

Primary Trade Area	1985	1986	1987	1988	1989
Zone 1	12,840	13,310	13,480	13,610	13,640
Secondary Trade Area					
Zone 2	5,900	6,045	6,135	6,135	6,135
Zone 3	2,700	2,740	2,740	2,740	2,740
Zone 4	2,875	2,940	2,985	2,985	2,985
Zone 5	4,210	4,210	4,210	4,210	4,210
Zone 6	2,130	2,130	2,130	2,130	2,130
Zone 7	4,450	4,460	4,460	4,460	4,460
Zone 8	4,195	4,200	4,200	4,200	4,200
Zone 9	5,235	5,245	5,245	5,245	5,245
<hr/>					
Total	44,535	45,280	45,585	45,715	45,745

- Zone 1 - West Cooksville excluding Neighbourhood 4
- 2 - Neighbourhood 4 of Cooksville-Munden Park, part of Dundas-Fairview
- 3 - Neighbourhood 1 of Queen Elizabeth
- 4 - part of Cooksville-Munden Park
- 5 - part of Cooksville-Munden Park, part of Dundas-Fairview
- 6-9 - Erindale Woodlands

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ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

UB-3-f

### 3.3 Food and Supermarket Sales Potential

#### 3.3.1 Per Capita Food and Supermarket Expenditures

The previous study used the 1982 Provincial average per capita food expenditure of \$1,045, in conjunction with the population projections, to calculate potential trade area food sales.

This information has been updated as follows:

- the 1984 Provincial average of \$1,260 per capita has replaced the 1982 figure of \$1,045;
- the 1984 average per capita food expenditure for the Toronto C.M.A. of \$1,335 was used to calculate a range of values considered to be more representative of the trade area.

The projection of the per capita expenditure beyond 1984 is concerned with growth, exclusive of inflation. A growth rate of 0.5% per annum compounded was assumed for projection purposes.

#### 3.3.2 Supermarket Sales

While supermarket sales were originally assumed to account for approximately 77% of total food sales, based on 1981 Provincial data, data for 1983 show this ratio has declined to 75.8%, which has been used in this report.

#### 3.3.3 Supermarket - Site (Market) Share

The site share is the proportion of the projected total market demand that an individual store can be expected to capture. It is based on a combination of factors such as location, accessibility to the trade area, merchandise mix, attractiveness of shopping environment, existing and proposed competition, and existing pattern or distribution of sales.

The site share of the primary trade area was originally estimated to be 55% based on the results of consumer surveys, analysis of market studies, and a comprehensive review of existing competition.

This review updated the level of competition likely to have an impact on the distribution of sales originating from the primary trade area.

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ITEM:

FILE: West Cooksville

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DATE: January 22, 1985

Appendix 1 summarizes all commercial development applications in the immediate area which have been processed since November 1982. The approved development amounts to a total gross leasable area of approximately 12 720 m<sup>2</sup> (136,900 sq. ft.) with the potential for 3 075 m<sup>2</sup> (33,100 sq. ft.) devoted to food uses (excluding food services such as restaurants). Although none of these proposals has a food supermarket, the total of them could impact on the distribution of total food sales.

Other commercial proposals, however, are likely to have a direct effect on the distribution of supermarket sales, and therefore the market share at the subject site. The Neighbourhood Centre at the intersection of Confederation Parkway and Central Parkway will have a food supermarket; the expansion of the food component in Square One, and the District Centre proposed in the southeast quadrant of Hurontario Street and Eglinton Avenue East, could result in approximately 15 800 m<sup>2</sup> (170,000 sq. ft.) of additional supermarket and other food sales floor space within the forecast period. Based on the shopping patterns identified in the original consumer surveys, these new facilities are likely to have an impact on the distribution of sales originating in the primary trade area. The proposed expansion at Sheridan Mall, Phase II of the South Common Mall, and the proposed regional centre in Central Erin Mills, could also affect the distribution of sales from the primary trade area within the forecast period. In addition, the long-term redevelopment potential within the Dundas-Fairview Planning District should also be considered in estimating the market share.

Based on the amount of actual and proposed new supermarket floor space, the site share from the primary trade area has been revised from 55% to 45%.

The estimated site share from the secondary trade area is unchanged from the original report.

#### 3.3.4 Supermarket Potential

As shown in Table 2, the supermarket sales potential, assuming the Provincial average for expenditure rates, is estimated at \$6.96 million in 1985 compared to \$6.80 million as estimated in the 1982 report. The sales potential is projected to increase to \$7.48 million by 1989. Assuming the expenditure level representative of the Toronto C.M.A., the sales potential ranges from \$7.38 million in 1985 to \$7.94 million by 1989.

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TABLE 2

UB-3-L

FOOD AND SUPERMARKET POTENTIAL

<u>Primary Trade Area</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>
Population	12,840	13,310	13,480	13,610	13,640
Food Expenditure/Capita	(1) \$1266 (2) \$1342	\$1272 \$1349	\$1278 \$1356	\$1284 \$1363	\$1290 \$1370
Food Potential (\$ millions)	(1) \$16.26 (2) \$17.23	\$16.93 \$17.96	\$17.23 \$18.28	\$17.48 \$18.55	\$17.60 \$18.69
Supermarket Potential (\$ millions)	(1) \$12.33 (2) \$13.06	\$12.83 \$13.61	\$13.06 \$13.86	\$13.25 \$14.06	\$13.34 \$14.17
Site Share (\$ millions)	(1) \$5.55 (2) \$5.88	\$5.77 \$6.12	\$5.88 \$6.24	\$5.96 \$6.33	\$6.00 \$6.38
<u>Secondary Trade Area</u>					
<u>Zones 2 to 5</u>					
Population	15,685	15,935	16,070	16,070	16,070
Food Expenditure/Capita	(1) \$1266 (2) \$1342	\$1272 \$1349	\$1278 \$1356	\$1284 \$1363	\$1290 \$1370
Food Potential (\$ millions)	(1) \$19.86 (2) \$21.05	\$20.27 \$21.50	\$20.54 \$21.79	\$20.63 \$21.90	\$20.73 \$22.02
Supermarket Potential (\$ millions)	(1) \$15.05 (2) \$15.96	\$15.36 \$16.30	\$15.57 \$16.52	\$15.64 \$16.60	\$15.71 \$16.69
Site Share (\$ millions)	(1) \$0.75 (2) \$0.80	\$0.77 \$0.82	\$0.78 \$0.83	\$0.78 \$0.83	\$0.79 \$0.83

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PREVIOUS DOCUMENT  
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TABLE 2

UB-3-L

FOOD AND SUPERMARKET POTENTIAL

<u>Primary Trade Area</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>
Population	12,840	13,310	13,480	13,610	13,640
Food Expenditure/Capita	(1) \$1266 (2) \$1342	\$1272 \$1349	\$1278 \$1356	\$1284 \$1363	\$1290 \$1370
Food Potential (\$ millions)	(1) \$16.26 (2) \$17.23	\$16.93 \$17.96	\$17.23 \$18.28	\$17.48 \$18.55	\$17.60 \$18.59
Supermarket Potential (\$ millions)	(1) \$12.33 (2) \$13.06	\$12.83 \$13.61	\$13.06 \$13.86	\$13.25 \$14.06	\$13.34 \$14.17
Site Share (\$ millions)	(1) \$5.55 (2) \$5.88	\$5.77 \$6.12	\$5.88 \$6.24	\$5.96 \$6.33	\$6.00 \$6.38

Secondary Trade AreaZones 2 to 5

Population	15,685	15,935	16,070	16,070	16,070
Food Expenditure/Capita	(1) \$1266 (2) \$1342	\$1272 \$1349	\$1278 \$1356	\$1284 \$1363	\$1290 \$1370
Food Potential (\$ millions)	(1) \$19.86 (2) \$21.05	\$20.27 \$21.50	\$20.54 \$21.79	\$20.63 \$21.90	\$20.73 \$22.02
Supermarket Potential (\$ millions)	(1) \$15.05 (2) \$15.96	\$15.36 \$16.30	\$15.57 \$16.52	\$15.64 \$16.60	\$15.71 \$16.69
Site Share (\$ millions)	(1) \$0.75 (2) \$0.80	\$0.77 \$0.82	\$0.78 \$0.83	\$0.78 \$0.83	\$0.79 \$0.83

.....2

VB-3-11

7-10

TABLE 2 (continued)

	1985	1986	1987	1988	1989
<u>Zones 6 to 9</u>					
Population	16,010	16,035	16,035	16,035	16,035
Food Expenditure/Capita	(1) \$1266 (2) \$1342	\$1272 \$1349	\$1278 \$1356	\$1284 \$1363	\$1290 \$1370
Food Potential (\$ millions)	(1) \$20.27 (2) \$21.49	\$20.40 \$21.63	\$20.49 \$21.74	\$20.59 \$21.86	\$20.69 \$21.97
Supermarket Potential (\$ millions)	(1) \$15.36 (2) \$16.29	\$15.46 \$16.40	\$15.53 \$16.48	\$15.61 \$16.57	\$15.68 \$16.65
Site Share (\$ millions)	(1) \$0.31 (2) \$0.33	\$0.31 \$0.33	\$0.31 \$0.33	\$0.31 \$0.33	\$0.31 \$0.33
<hr/>					
Total Secondary Trade Area Site Share	(1) \$1.06 (2) \$1.13	\$1.08 \$1.15	\$1.09 \$1.16	\$1.09 \$1.16	\$1.10 \$1.16
Site Share (\$ millions)	(1) \$6.61 (2) \$7.01	\$6.85 \$7.27	\$6.97 \$7.40	\$7.05 \$7.49	\$7.10 \$7.54
Inflow (\$ millions)	(1) \$0.35 (2) \$0.37	\$0.36 \$0.38	\$0.37 \$0.39	\$0.37 \$0.39	\$0.38 \$0.40
Total Site Potential (\$ millions)	(1) \$6.96 (2) \$7.38	\$7.21 \$7.65	\$7.34 \$7.79	\$7.42 \$7.88	\$7.48 \$7.94

(1) Based on 1984 Provincial average  
(2) Based on 1984 Toronto C.M.A. average

7-11

ITEM:  
FILE: West Cooksville  
-8- DATE: January 22, 1981

UB-3-j

### 3.3.5 Supermarket Space

Table 3 summarizes the amount of supermarket space resulting from specified sales operating levels during the projection period.

Previously, it was concluded that approximately 1 765 m<sup>2</sup> (19,500 sq. ft.) were warranted by 1986 assuming a site potential of \$6.80 million and a sales performance level of \$3,767 per square metre (\$350 per square foot). Current data suggest, however, that a higher sales operating level is required for this type of facility. Assuming a sales level of \$425 per square foot, between 16,400 sq. ft. and 17,350 sq. ft. are currently required with an increase of between 17,600 sq. ft. and 18,700 sq. ft. by 1989.

These findings indicate that a food supermarket of traditional size is not warranted on the subject site. Without the market support for a food supermarket, two important conclusions can be reached:

- non-department store D.S.T.M. uses and personal service uses normally associated with a food supermarket as part of a commercial complex are not likely to locate on the subject site;
- the option for a Neighbourhood Centre should be eliminated in accordance with the commercial policies in the Primary Plan and the West Cooksville Secondary Plan.

### CONCLUSION

The current analysis reinforces the previous conclusion that the estimated site potential for Special Site 5 (assuming an acceptable level of impact on existing facilities) does not justify a food supermarket of the size usually built by supermarket chains and, therefore, eliminates the option for a Neighbourhood Centre. The position that Site 5 should be designated to allow development for either Residential Low Density II purposes or a Convenience Centre and Residential Low Density II purposes is still valid.

UB-3-k

7-12

TABLE 3

SUPERMARKET SPACE WARRANTED

	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>
Site Potential (\$ millions)	(1) \$6.96	\$7.21	\$7.34	\$7.42	\$7.48
	(2) \$7.38	\$7.65	\$7.79	\$7.88	\$7.94
<u>Space Warranted</u>					
at \$350/sq. ft.	(1) 19,900	20,600	21,000	21,200	21,400
	(2) 21,100	21,850	22,250	22,500	22,700
at \$375/sq. ft.	(1) 18,550	19,200	19,550	19,800	19,950
	(2) 19,700	20,400	20,750	21,000	21,200
at \$400/sq. ft.	(1) 17,400	18,000	18,350	18,550	18,700
	(2) 18,450	19,100	19,500	19,700	19,850
at \$425/sq. ft.	(1) 16,400	16,950	17,250	17,450	17,600
	(2) 17,350	18,000	18,350	18,550	18,700
at \$450/sq. ft.	(1) 15,450	16,000	16,300	16,500	16,600
	(2) 16,400	17,000	17,300	17,500	17,650

- (1) Sales based on 1984 Provincial average  
 (2) Sales based on 1984 Toronto C.M.A. average

7-13

ITEM:  
FILE: West Cooksville  
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UB-3-1

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As regards the size of a Convenience Centre for the site, the previous maximum of 1 800 m<sup>2</sup> (19,400 sq. ft.) gross leasable area has been tempered by the revised retail commercial policies of the West Cooksville Secondary Plan. The Convenience Centre will be limited to 930 m<sup>2</sup> (10,000 sq. ft.) gross leasable area, with provision for increasing the size to a limit of 1 800 m<sup>2</sup> (19,400 sq. ft.) gross leasable area if such expansion is satisfactorily supported by a market feasibility and impact study and a transportation study. The market study would address, among other things, the size and type of each use proposed for the centre, to ensure that the development would function as a Convenience Centre and have an acceptable level of impact on existing facilities.

RECOMMENDATION

That the designation "Land Use To Be Determined" pertaining to Special Area 5 in the West Cooksville Secondary Plan be replaced by the following:

SITE 5

The lands identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context of the following:

- a. a development plan for the area bounded by Carlane Place, Louis Drive, Mavis Road and Queensway West satisfactory to the City;
- b. Residential Low Density II will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;
- c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10,000 sq. ft.), unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19,400 sq. ft.) Gross Leasable Area is demonstrated to City Council through reports on market feasibility, market impact, and the transportation system;

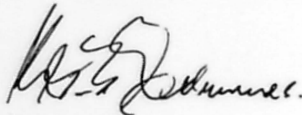
UB-3'm

7-14

-10-

ITEM:  
FILE: West Cooksville  
DATE: January 22, 1985

- d. the preferred location of the Convenience Centre is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West.



1454a/0107a

R. G. B. Edmunds  
Commissioner of Planning

RECOMMENDATION OF THE JANUARY 22, 1985 PLANNING COMMITTEE

That the designation "Land Use To Be Determined" pertaining to Special Area 5 in the West Cooksville Secondary Plan be replaced by the following:

SITE 5

The lands identified as Special Site 5 may be used for Residential Low Density II purposes or a Convenience Commercial Centre and Residential Low Density II purposes in the context of the following:

- a. a development plan for the area bounded by Carlane Place, Louis Drive, Mavis Road and Queensway West satisfactory to the City;
- b. Residential Low Density II will allow only detached and semi-detached lots of frontage and area compatible with existing detached and semi-detached lots in proximity to Special Site 5;
- c. the Convenience Centre will not exceed a Gross Leasable Area of approximately 930 m<sup>2</sup> (10,000 sq. ft.), unless the appropriateness of its development up to a limit of 1 800 m<sup>2</sup> (19,400 sq. ft.) Gross Leasable Area is demonstrated to City Council through reports on market feasibility, market impact, and the transportation system;
- d. the preferred location of the Convenience Centre is that part of Special Site 5 closest to the intersection of Mavis Road and Queensway West.

7-15

UB-3-m

APPENDIX 1

SUMMARY OF DEVELOPMENT APPLICATIONS

1. G. Katsimisoiliis By-law 717-84, 02/20/84

Location: Southeast corner of Dundas Street West and Rugby Road

Application Received: March 14, 1984

Approval: By-law 717-84 - City Council September 10, 1984  
In Force September 10, 1984

Details: "RCL1-Section 1304"

- . used for business, professional or administrative offices, governmental offices, retail commercial uses and a restaurant
- . retail commercial means a convenience variety store, a pharmaceutical dispensary, a barber shop, a hairdressing and beauty salon, a bakery, a delicatessen and/or butcher shop, a shop for the sale of photographic or office supplies, an optical shop, a jewellery and/or watch repair shop, a shoe repair shop, a dry cleaners, an electronic component or audiovisual products shop, a travel agency
- . total gross floor area of all buildings shall not exceed 1 900 m<sup>2</sup> (20,450 sq. ft.)
- . total gross floor area of business, professional, administrative and governmental offices shall not exceed 1 235 m<sup>2</sup> (13,300 sq. ft.)
- . total gross floor area of retail commercial uses and the restaurant shall not exceed 665 m<sup>2</sup> (7,160 sq. ft.), of which a maximum of 75 m<sup>2</sup> may be devoted to the restaurant

UB-3-18

7-16

- 2 -

2. Vorelco Limited/Evran Investments Inc. By-law 795-83, 02/4/83

Location: Northwest corner of Dundas Street West and Parkerhill Road

Application Received: February 2, 1983

Approval: By-law 795-83 - City Council November 2, 1983  
In Force November 2, 1983

Details: "DC-Section 1213"

- . total gross floor area of all buildings and structures shall not exceed 2 250 m<sup>2</sup> (24,200 sq. ft.)
- . total gross floor area of restaurants, not including take-out restaurants, shall not exceed 500 m<sup>2</sup> (5,380 sq. ft.)
- . total gross floor area of take-out restaurants shall not exceed 100 m<sup>2</sup> (1,075 sq. ft.)
- . total gross floor area of the food store shall not exceed 325 m<sup>2</sup> (3,500 sq. ft.)

3. Hydro Mississauga By-law 464-84, 02/4/84

Location: Northeast corner of Hurontario Street and Queensway East

Application Received: January 26, 1984

Approval: By-law 464-84 - City Council June 13, 1984  
In Force June 13, 1984

Details: "DC-Section 1288"

- . total gross floor area of all buildings and structures shall not exceed 2 460 m<sup>2</sup> (26,800 sq. ft.)
- . total gross floor area of the restaurant shall not exceed 265 m<sup>2</sup> (2,850 sq. ft.)
- . food store is defined as a shop in which food is not prepared on the premises or sold for consumption on the premises but is offered for sale at retail and where the gross floor area does not exceed 300 m<sup>2</sup> (3,230 sq. ft.)

7-17

UB-3-p

- 3 -

4. Brown Bay Development Ltd. By-law 650-84, 02/03/84

Location: Northeast corner of Hurontario Street and King Street East

Application Received: January 19, 1984

Approval: By-law 650-84 - City Council September 5, 1984

Details: "DC-Section 1293"

- total gross floor area of all buildings and structures shall not exceed 2 700 m<sup>2</sup> (29,050 sq. ft.)
- total gross floor area of the restaurant shall not exceed 235 m<sup>2</sup> (2,530 sq. ft.)
- food store is defined as a shop in which food is offered for sale at retail and where food may be prepared on the premises and offered for sale to the public to be taken out for consumption off the premises provided the gross floor area does not exceed 95 m<sup>2</sup> (1,025 sq. ft.)

5. M. Gasparetto Construction Ltd. By-law 797-84, 02/15/84

Location: Southwest corner of Dundas Street West and Glengarry Road

Application Received: March 5, 1984

Approval: By-law 797-84 - City Council October 17, 1984

Details: "DC-Section 1317"

- total gross leasable area of all buildings and structures shall not exceed 1 610 m<sup>2</sup> (17,330 sq. ft.)

6. Credit Valley Fruit Market Inc. and Domenic Simeone In Trust 02/07/84

Location: South side of Dundas Street West, west of Old Carriage Road

Application Received: January 23, 1984

Approval: City Council on November 5, 1984

UB-39

7-13

- 4 -

Details:

The General Committee of Mississauga City Council, at its meeting on October 31, 1984, considered Report No. 18-84 of the Planning Committee meeting held on October 23, 1984 and approved the following recommendation:

- 1535-84 (a) That the Planning Staff Report dated October 23, 1984 recommending approval of the application to amend the Official Plan and the Zoning By-law under File OZ/7/84, Credit Valley Fruit Market Inc. and D. Simeone In Trust, subject to site development, architectural, elevation and landscaping plan approvals and the applicant agreeing to satisfy the financial and all other requirements of the City and any other official agency concerned with the development of these lands, be adopted;
- (b) That the Minister of Municipal Affairs and Housing be requested to lift the deferral on those lands identified as "C-3" on Schedule 2 of the West Cooksville Secondary Plan; to modify the Plan by designating the subject lands and the lands occupied by the existing Credit Valley Fruit Market Convenience Commercial; to approve the Highway Commercial designation at the southwest corner of Dundas Street West and Old Carriage Road; and to modify Section 4.8, Site 7, of the Special Site Policies to read as follows:
- "SITE 7
- Notwithstanding the provisions of the Convenience Commercial designation, the lands identified as Special Site 7 will be subject to the following additional requirement:
- a. a comprehensive development scheme for the entire parcel will be prepared with the intent to minimize access points.

7-19

UB-3n

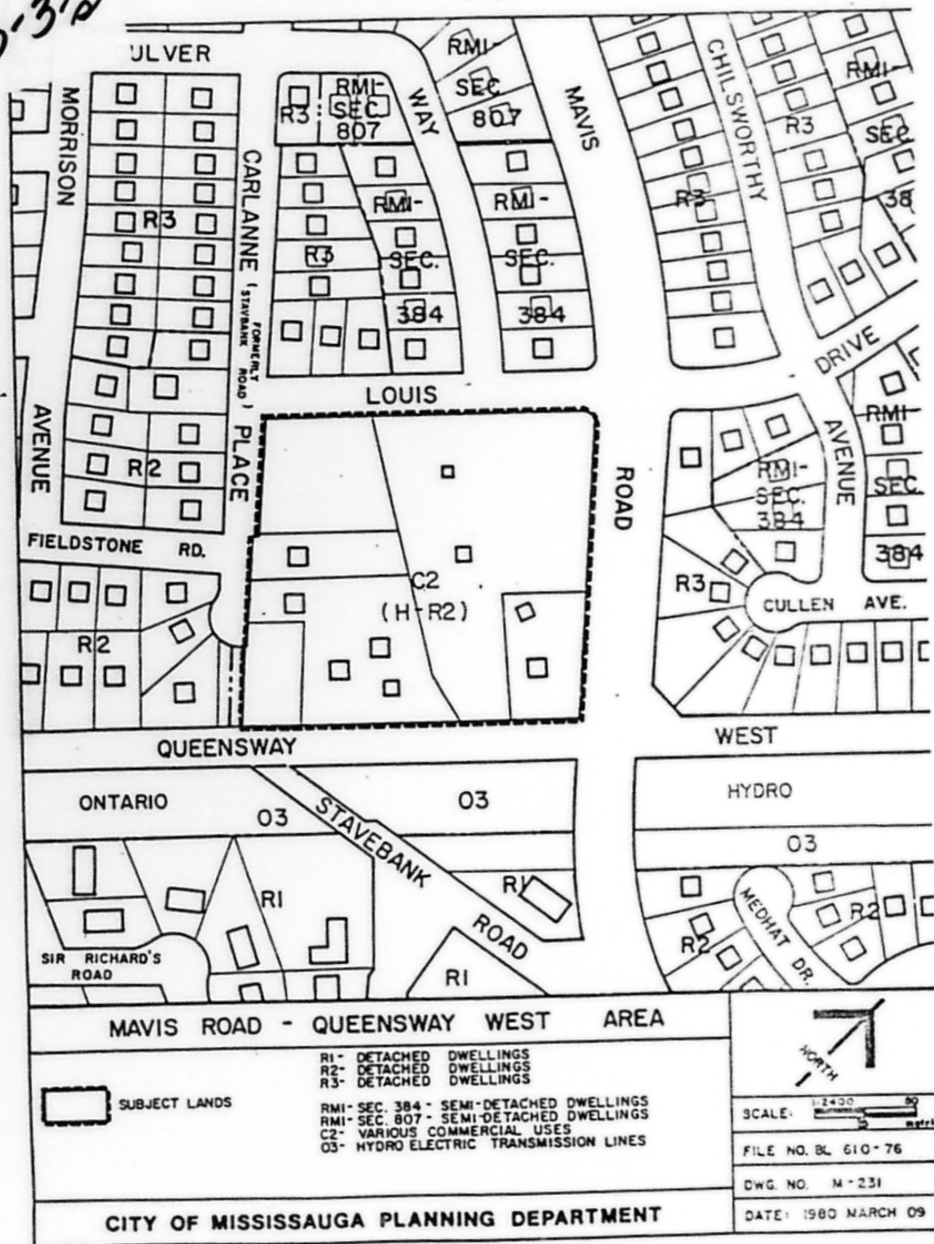
- 5 -

- b. development of the lands will not exceed a gross leasable area of approximately 1 800 m<sup>2</sup>.
- c. no restaurants of any kind will be permitted."
- (c) That the proposed restaurants be deleted and that the food component be increased to a maximum of approximately 745 m<sup>2</sup> (8,000 sq. ft.) for the proposed development excluding the existing fruit market (lands located on the south side of Dundas Street West, west of Old Carriage Road).

This recommendation was adopted by Council at its meeting on November 5, 1984.

UB-312

7-80



P-1

RECEIVED  
1566  
FEB 21 1985  
T-78074  
CLERK'S DEPARTMENT

C.A. DATE FEB 25 1985

OCTOBER 13, 1984

PETITION AGAINST BERM NORTH OF C.P.R. TRACKS

THIS IS A PETITION FROM THE RESIDENTS SIGNED BELOW.

A berm of earth has been built along the north side of the C.P.R. tracks at the north end of Parkerhill Road.

The residents of Parkerhill Road and Hillcrest Avenue request that a protective barrier be built along the south side of the C.P.R. tracks. This barrier should be:

- 1) At minimum the same height as the north earth berm.
- 2) It should be made of material to protect the residents from noise and dust pollution.
- 3) This barrier should run along the existing C.P.R. wire fence.
- 4) There is an entrance to the C.P.R. tracks. This entrance is used by C.P.R. employees and is located at the north end of Parkerhill Road. To prevent easy access, to the tracks, for children living in this area we request that this opening be closed completely. This is a safety request.

! REFERRED TO: R.G.B. EDMUNDS FOR A !  
! REPORT TO GENERAL COMMITTEE !  
! (Request for Report 46-85) !

cc: W.P. Taylor

*incl. 28 signatures*

P-1-a  
mca

Mississauga Core Community Association  
P.O. Box 132, Station A, Mississauga, Ont. L5A 2Z7

February 21, 1985

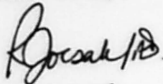
Councillor Larry Taylor  
Ward 4  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Councillor Taylor:

Please be advised that the Mississauga Core Community Association Executive Committee has passed a resolution supporting the efforts of the Parkerhill Road residents in their endeavours to achieve in getting a noise wall on the south side of the CPR tracks.

We hope that Council will be favourable in their decision to assist these residents.

Yours truly,



Rick Jocsak  
Vice Chairman

RJ:ad

c.c. T. Julian, City Clerk

PETITION AGAINST BERM NORTH OF C.P.R. TRACKS

[illegible]

[illegible]

NAME \_\_\_\_\_

ADDRESS

NAME	ADDRESS	PHONE
M. Tony Ferraro	3157 Parkerhill Rd.	
A. Istaitie	3175 Parkerhill Rd	
E. Posella	3043	
A. SOSTARIC	259 HILLCREST AVE	
C. Di Carlo	2179 Parkerhill Rd	
Amedeo R. Sidoro	3178 Parkerhill RD	
Florio, Elda Bern	3145 PARKERHILL RD	
Branco, Grace	3137 Parkerhill Rd	
Richard [unclear]	213 Hillcrest Avenue	
J. [unclear]	309 Hillcrest Ave	
John [unclear]	3194 Parkerhill Rd.	2739520
C. Ducharme	3198 Parkerhill Rd	
Z. Senkowiak	3170 Parkerhill Rd.	

3203 PARKERHILL RD  
MISSISSAUGA  
ONTARIO L5B 1V7  
8TH OCT 84

CITY OF MISSISSAUGA  
1 CITY CENTRE DR.  
MISS. ONT. L5B 1M2  
ATT. DEVELOPMENT ADMINISTRATOR  
Dear Sir/Madam.

I am very dissatisfied with the large berm of earth which is across from my home and behind the railway tracks.

It is unsightly, very depressing, and the already abominable noise that the trains make in travelling through is even worse now with the sound reverberating off this mountain of earth.

Instead of improving the area it is now being made worse, we the tenants of this area are now almost completely surrounded, with the noise kept in with us.

How about a barrier being placed for us too, to keep these noises out, or remove the other, so at least it is no worse than at present.

Very truly yours.

L. COLTHURST

c.c. ~~Mr. Edmunds~~  
MR. EDMUNDS

MARSA COVASSINI

3151 Parkerhill Rd.  
Miss

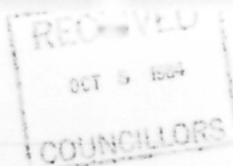
Dear Counselor Taylor.

We live on the east side of Parkerhill Rd. and on the south of the C.P.R. tracks. We are very displeased of the high berm that is built on the north side of the tracks. Now we are surrounded by two berms, one on the south west of the tracks and one on the north. Since this berm was built, we are experiencing more noise coming from the train since the noise has no where to disperse other than <sup>to the</sup> south of the tracks down Parkerhill residents. If this so called Berm was built to protect the noise from trains for the new development then what protection do we have south of tracks?

We appreciate that this situation should be amended in some way.

Sincerely  
Maria Covassin.

C.C. Mr. Edwards.



3174 Parkerhill Rd.  
Mississauga.  
L5B 1V8.  
Act 3. 1984.  
275-2492

City of Mississauga.

Dear Mr. Taylor,

We are residents of Parkerhill Rd. and live 8 homes south of the C.P.R. tracks on the west side of Parkerhill.

For the past few weeks we had noticed a substantial increase in the noise coming from trains passing this area.

One day this week we took a walk to the C.P.R. tracks and noticed a long berm built along the north side of the tracks. This berm answered our questions as to why there is an increase in noise pollution coming from the passing trains.

Since most winds are north-westerly the noise of a passing train, deflects off the berm. Rather than disperse on both sides of the tracks this "condensed" noise is then carried south-eastward. This means it goes throughout the homes on Parkerhill.

Our questions to you, Mr. Taylor and to the Planning Board of Mississauga are; due to the construction of a new subdivision on the north side of the tracks, was this berm built only as a temporary stock-pile of earth to be removed in the near future or

was it deliberately built to  
deflect the noise pollution from  
passing trains and to protect the  
future residents north of the  
tracks, from this noise?

If, indeed, this is the  
reason for building the berm, what  
plans are there to protect, from the  
noise pollution, the residents of  
Parkerhill, especially those living  
between the tracks and Hillcrest Ave?

We would appreciate  
hearing from you soon.

Sincerely,

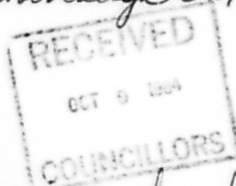
(MR. & MRS.) Stan Sankowski

C/C. TO PLANNING BOARD.  
C/O. MR. R. EDMUNDS.

Mr + Mrs D. Minich  
3199 Parkerhill Rd.  
Mississauga Ont

Oct 9/84

Dear Councilor Larry Taylor



We are writing to you concerning the berm that is built north of C.P.R. tracks. In our opinion, we are taxpayers and we don't have anything to say about it. No one on Parkerhill Rd. were notified of this high berm built to protect the new residents of the future in the new development. They too will be taxpayers same as we are, BUT they are protected by this berm from the increased noise and what do we get? The consequences.

Don't you think Councilor Larry Taylor there was thoughtless recommendation in someones part concerning this situation. We believe now that a cement wall should be built south of the tracks to protect us. We are giving this opinion since no one came up with one before issuing this permit.

Sincerely

Mrs. & Mrs. D. Minich

C.C. HREEDHUNDS

Oct 9/81

Mr & Mrs J. Brun  
3145 Parkerhill Rd.  
Mississippi

Dear Mr Larry Taylor

The are writing this letter of complaint concerning the berm that is built north of the C.P.R. tracks. In our opinion it was built to protect the noise coming from the passing trains in the new development, and what do we get as the outcome of this, more increas noise. We did notice more noise coming from <sup>the</sup> trains since this berm was built. What plans do you have for us south of the tracks. We appreciate an answer.

Sincerely

C. C. Mr. Edmunds  
Commissioner Planning Board, City of Miss.

Floris Elda Brun

Mr & Mrs. I. Ruzic  
3210 PARKERHILL RD  
MISSISSAUGA

Oct 9/84



Dear Councillor Taylor.

We live two homes to the south of the C.P.R. tracks on the west side. Recently we have experienced increased noise coming from the passing trains. Since we have already a big barn adjacent to our back yards on Duntar property, now another one is built just north of the tracks. We believe that the noise from the trains reflects down Parkerhill homes, since there is no other way the noise escapes. The planning board or whoever issued this selfish permit didn't care who lived south of the tracks. Why do we have to accept the consequences of others careless planning?

Sincerely

John Ruzic

cc. MR. EDMUNDS  
Commissioner of Planning Board  
City of Mississauga

Oct 9 /84

Mr & Mrs L. Zuccato  
3214 Parkerhill Rd.  
Mississauga L5B 1V8

RE: BERM NORTH OF C.P.R. TRACKS

Dear Councilor Larry Taylor



We, Mr & Mrs. L. Zuccato live adjacent to the C.P.R. South tracks and west side of Parkerhill Rd.

On the north side of C.P.R. tracks there is construction for a new development. Just recently we have noticed that a long berm built along the north side of the tracks. As the berm is being built higher and higher to the desired height we are experiencing more noise coming from the passing trains along this area. Just two years ago a 20 ft or more a berm was built on the north-east side of Domter property which borders with the property of the residents living on the west side of Parkerhill. Now we are surrounded by berms on two sides, north and west. This definitely contains an increase in noise this area.

On Oct 3/84 I, Mrs L. Zuccato went to the construction site and spoke with the super-

"intendant of the job site and approached  
him as why the berm is built along the tracks.  
His answer was, quote "To protect the new  
residents from the noise coming from the  
passing trains." So, Councilor Larry Taylor  
a permit was issued to build a berm along  
the tracks to protect the new residents. Did  
the planning board overlook who was to get  
the consequences? Since most winds are north-  
westerly, the noise of a passing train deflects  
off the berm. Rather than disperse on both sides  
of the tracks, this noise is then carried south  
eastward and goes throughout the homes  
and area of Parkerhill. He went to know  
what steps will be taken for the residents  
of Parkerhill Rd. to protect them from this  
increase noise pollution. He appreciate  
an answer.

Sincerely  
Mrs. Lucille Zucchetto  
J. P. McCord

C. E. MR. EDMUNDS.  
Commissioner of Planning for  
City of Millersburg